

PUBLIC REVIEW DRAFT

PLACER VINEYARDS URBAN SERVICES PLAN

Prepared for:

Placer County

Prepared by:

Economic & Planning Systems, Inc.

January 5, 2007

EPS #11407

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Placer Vineyards Urban Services Plan January 5, 2007

This Urban Services Plan was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project #11407) was commissioned by Placer County.

Tim Youmans served as principal-in-charge and oversaw all aspects of the assignment. Isabel Domeyko served as project manager and conducted the Urban Services Plan.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgment based on market and economic conditions as of the date of this report. Changes in the market conditions or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should not be construed as a representation or as an opinion that government approvals for development can be secured. Conclusions and recommended actions contained in this report should not be relied on as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

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TABLE OF CONTENTS

I.	INTRODUCTION	1
	Project Context.....	1
	Urban Services	5
	Purpose of the Urban Services Plan.....	6
	Goals and Policies of the Urban Services Plan	6
	Annual Costs and Special District Funding.....	10
	Funding Mechanisms.....	15
	Annual Cash Flow	15
	Report Organization.....	16
II.	PROJECTED GROWTH AND ABSORPTION	19
III.	PROPOSED FINANCING MECHANISMS.....	25
	Services CFD	25
	Assessments	26
IV.	DETAILED SERVICE LEVELS.....	28
	Fire	28
	Sheriff	34
	Trails and Parks	39
	Open Space	44
	Landscape Corridors.....	48
	Countywide Services	52
	Library	57
	Transit	62
	Recreation Services.....	67
	Roads	74
V.	ANNUAL CASH FLOW AND DEFICIT FUNDING MECHANISMS	78
	Annual Cash Flow	78
	Deficit Funding Mechanisms	78

Appendices

Appendix A: Detailed Cost Estimates

Appendix B: PVSP Annual Cash Flow Sensitivity Analysis

Appendix C: Supporting information for Trails, Parks, Parks Maintenance, Staffing, and Programming

LIST OF TABLES

Table 1	Summary of Urban Services Costs and Revenues	5
Table 2	Summary of Services Provided by Placer County	7
Table 3	Summary of Services and Providers	8
Table 4	Summary of Estimated Annual Costs at Buildout.....	11
Table 5	Estimated Single-Family and Multifamily Per-Unit Annual Tax for Services.....	12
Table 6	Estimated Annual Tax for Services for Commercial Development.....	13
Table 7	Summary of Cost Components of the Urban Services Tax/Assessment.....	14
Table 8	Annual Cash Flow Summary	17
Table 9	Placer Vineyards Projected Absorption.....	21
Table 10	Placer Vineyards Projected Population and Employment.....	22
Table 11	Placer Vineyards Assumptions.....	23
Table 12	Additional Assumptions for Library Cost Distribution.....	24
Table 13	Projected Phasing: Fire.....	31
Table 14	Annual Costs at Buildout: Fire.....	32
Table 15	Projected Annual Surplus/(Shortfall): Fire.....	33
Table 16	Projected Phasing: Sheriff.....	36
Table 17	Annual Costs at Buildout: Sheriff.....	37
Table 18	Projected Annual Surplus/(Shortfall): Sheriff.....	38
Table 19	Projected Phasing: Trails and Parks.....	41
Table 20	Annual Costs at Buildout: Trails and Parks.....	42
Table 21	Projected Annual Surplus/(Shortfall): Trails and Parks	43
Table 22	Projected Phasing: Open Space.....	45
Table 23	Annual Costs at Buildout: Open Space	46

Table 24	Projected Annual Surplus/(Shortfall): Open Space.....	47
Table 25	Projected Phasing: Landscape Corridors	49
Table 26	Annual Costs at Buildout: Landscape Corridors	50
Table 27	Projected Annual Surplus/(Shortfall): Landscape Corridors.....	51
Table 28	Projected Phasing: Countywide Services	54
Table 29	Annual Costs at Buildout: Countywide Services	55
Table 30	Projected Annual Surplus/(Shortfall): Countywide Services	56
Table 31	Projected Phasing: Library	59
Table 32	Annual Costs at Buildout: Library	60
Table 33	Projected Annual Surplus/(Shortfall): Library	61
Table 34	Projected Phasing: Transit	64
Table 35	Annual Costs at Buildout: Transit	65
Table 36	Projected Annual Surplus/(Shortfall): Transit	66
Table 37	Projected Phasing: Recreation Services	70
Table 38	Per-Capita Recreation Services Multipliers	71
Table 39	Annual Costs at Buildout: Recreation Services	72
Table 40	Projected Annual Surplus/(Shortfall): Recreation Services.....	73
Table 41	Projected Phasing: Roads.....	75
Table 42	Annual Costs at Buildout: Roads	76
Table 43	Projected Annual Surplus/(Shortfall): Roads.....	77
Table 44	Summary of Gross Annual Costs	80
Table 45	Summary of Annual Offsetting Revenues	81
Table 46	Annual Special Tax/Assessment Revenue Summary	82
Table 47	Annual Cash Flow Summary	83
Table 48	Urban Services Shortfall Fee Cash Flow	84

LIST OF MAPS

Map 1	Regional Map.....	2
Map 2	PVSP Map	3

I. INTRODUCTION

The Placer Vineyards Specific Plan Area (PVSP or Plan Area) will have an estimated 33,000 residents and approximately 7,700 employees at buildout over an area of 5,200 acres. **Map 1** shows the general vicinity in which the PVSP is located, and **Map 2** shows the anticipated land uses in the PVSP.

Located in unincorporated Placer County (County), the PVSP will require a full complement of urban services and infrastructure. This Placer Vineyards Urban Services Plan (Urban Services Plan) describes the service standards required to provide an *urban* level of public services in Placer Vineyards, the corresponding annual costs of these services, and the potential funding sources to cover the cost of these services. The Urban Services Plan does not apply to the existing dwelling units or proposed new dwelling units in the Special Planning Area (SPA) of the PVSP.

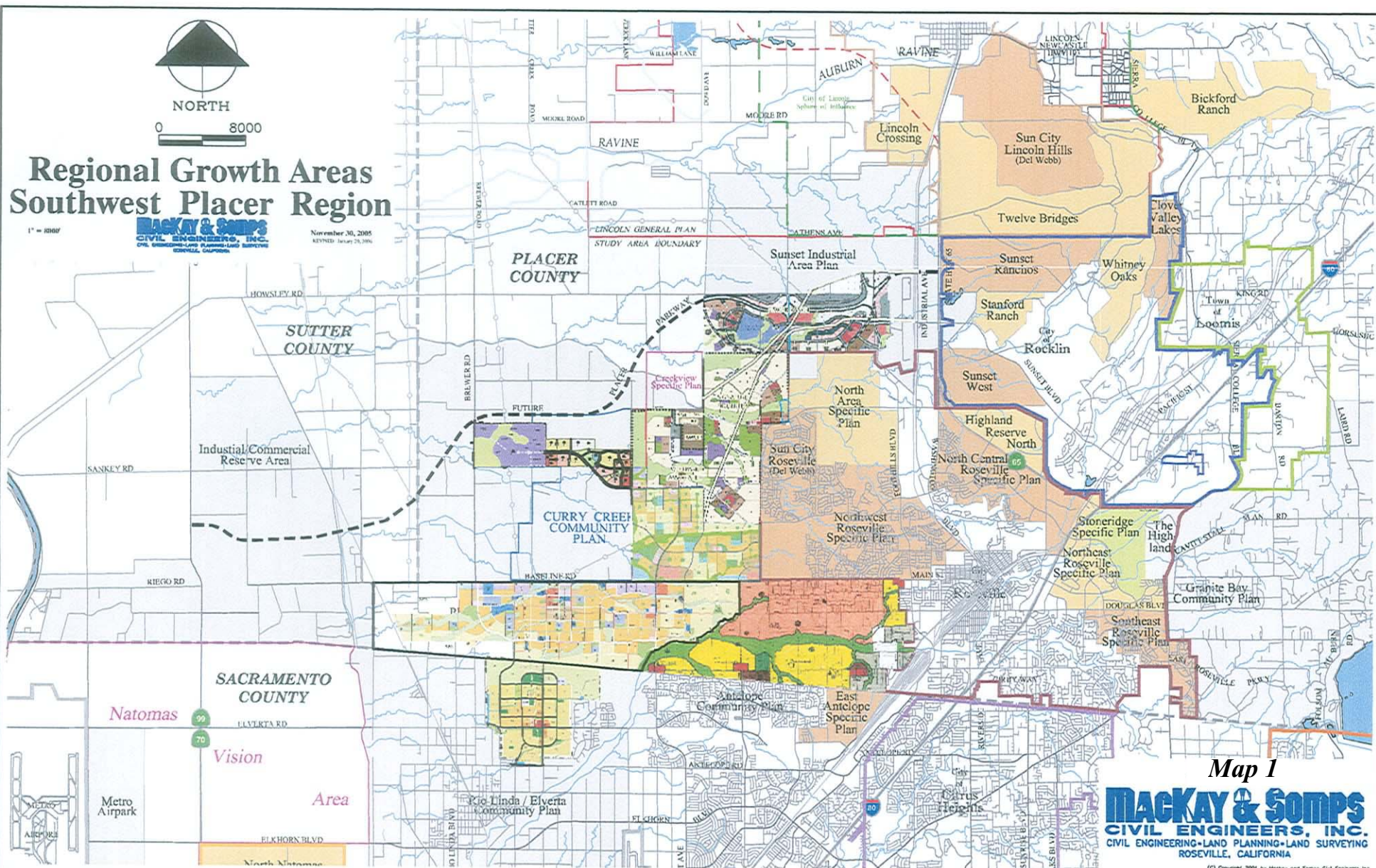
PROJECT CONTEXT

The County is considering several different proposed projects in the unincorporated southern region of the County that will require urban levels of service. During implementation, the Urban Services Plan will be coordinated with the public services needed for these other new development areas, and the delivery of urban public services in the PVSP/Plan Area must be viewed in the context of an overall countywide system providing services to all of these projects.

In an effort to plan comprehensively, the County commissioned fiscal analyses, public facility financing plans, and public services studies that considered public facilities, public service standards, and the impact of these costs on the County.

These companion documents contributed to development of this Urban Services Plan:

- **Placer Vineyards Specific Plan (Specific Plan)**, prepared by EDAW, describes the vision, land uses, environmental resources, community design, and amenities for Placer Vineyards;
- **Placer Vineyards Public Facilities Financing Plan**, prepared by Economic & Planning Systems, Inc., (EPS), describes the cost, timing, and funding of backbone infrastructure and public facilities serving the Plan Area;
- **Placer Vineyards Fiscal Analysis**, dated August 24, 2006, conducted by Hausrath Economics Group (HEG), estimates the fiscal impact on the County's General Fund resulting from the development of the Placer Vineyards project. Specifically, the fiscal analysis estimates the costs to the County of providing



local government services to project residents and employees. The fiscal analysis then compares these costs to the sales tax, property tax, and other County revenues generated by the project;

- **Consultant Studies** were prepared by Citygate, Willdan, and LSC Transportation Consultants in 2005. These consultant studies evaluated urban service levels provided by other similar communities and recommended a set of services standards for the PVSP. The consultant studies covered the following urban services:
 - Citygate—Sheriff, Parks and Recreation;
 - Willdan—Public Works; and
 - LSC Transportation Consultants—Transit;
- **Facilities Timing as Proposed by the County** spreadsheet was prepared by the County Executive Office, last updated on January 2, 2007. This document shows proposed timing triggers and estimated costs for Public Facilities in the PVSP, and is an attachment in the Public Facilities Financing Plan prepared by EPS; and
- **Placer Vineyards Public Services as Proposed by the County** spreadsheet was prepared by the County Executive Office, last updated on January 2, 2007. This document contains estimated timing and costs for staffing, facility maintenance, and equipment replacement needed for the delivery of public services in the PVSP as identified in this Urban Services Plan document.

Table 1 summarizes the estimated total annual service costs at buildout, the potential offsetting revenues from existing sources of revenues, and the amount of funding that would be needed from new special taxes and assessments. New special taxes and assessments levied on the new development in the PVSP would be required to fund approximately 48 percent of the estimated service costs. The special tax/assessment levels required to fund urban services are projected to be considerably higher compared to other new development areas in the region. The higher special tax/assessment burden is attributable to the very low level of property taxes on land in the PVSP available to fund county-wide and urban services. Also, the PVSP is not projected to generate substantial net new sales tax revenues to help offset services costs.

The Urban Services Plan cost estimates are based on 2006 estimates. The service levels and cost estimates will be redefined as part of the implementation of the Specific Plan. The Specific Plan and the Development Agreements (D.A.s) require the preparation of the following Master Plans before implementation of the Specific Plan:

- County Facilities Master Plan;
- Parks and Recreation Master Plan;

- Transit Master Plan;
- Landscaping Master Plan;
- Sewer Master Plan; and
- Drainage Master Plan

Table 1
Summary of Urban Services Costs and Revenues

Item	Amount (2006\$)
Gross Annual Cost at Buildout	\$66,700,000
Offsetting Annual Revenues	(\$35,000,000)
Amount Funded by Special Taxes/Assessments	\$31,700,000
Percent of Cost Funded by Special Taxes/Assessments	48%

"summ_table"

The results of the Master Plans will be incorporated into the formation of any Community Facilities District (CFD) and/or County Service Area (CSA) structures that fund urban services in the PVSP. The required special taxes and assessments also will be updated as part of the process of forming the required Special Financing Districts. These financing mechanisms will include provisions to adjust special taxes and assessments for inflation and potential contingencies.

URBAN SERVICES

This PVSP Urban Services Plan describes the standards, delivery, costs, and funding mechanisms for the following types of public services in the Plan Area:

- Fire Protection;
- Sheriff Protection;
- Trails and Park Maintenance;
- Open Space Maintenance;

- Landscape Corridors Maintenance;
- Countywide Services (e.g., probation, human services);
- Library Services;
- Transit Services;
- Recreation Services; and
- Roads Maintenance.

Table 2 summarizes the level of service planned for each public service, while **Table 3** identifies the provider of each service.

PURPOSE OF THE URBAN SERVICES PLAN

The purpose of the Urban Services Plan is to describe the service levels and financing strategy to fund an urban level of public services that will be provided to Placer Vineyard's future residents, businesses and employees. The Urban Services Plan accomplishes this strategy by following these steps:

1. Specifying the service standards for public services to be provided to PVSP residents, businesses and employees. The costs of these services have been estimated based on a set of consultant reports, analysis prepared by the County service providers, and other available information.
2. Identifying funding sources to pay for the service costs. These sources include existing revenues as well as newly created funding sources paid by future development in the PVSP.
3. Providing information regarding the timing of the delivery of urban services related to the growth in population and employment in the PVSP.
4. Establishing the policy framework for financing the required urban services.

GOALS AND POLICIES OF THE URBAN SERVICES PLAN

The goals of the Urban Services Plan serve to provide a solid framework for the delivery and financing of services within the Plan Area. Financing of required services recognizes existing policies of the County and urban service levels as a priority for funding and maintaining services over public financing of project and development-related infrastructure and facilities. The goals of the Urban Services Plan are as follows:

- Establish a level of urban services for the Plan Area commensurate with surrounding jurisdictions;

- Identify funding sources to pay for urban service costs that minimize financial risk to the County and can be sustained as development occurs and at buildout;
- Ensure services are funded and available when needed; and
- Consistent with General Plan policy, finance services by the development of the project without adversely affecting existing County funds.

The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

1. Services will be funded and provided to residents, businesses, and employees of the Plan Area at an urban level commensurate with similar urban communities, and above existing levels provided by the County within the unincorporated areas.
2. Ensure timing for funding of urban and countywide services is coordinated so that services are available when needed as the population and employment grows.
3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.
4. Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the Plan Area.
5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee.
6. Before properties can be developed, such properties shall be required to annex into the Community Facilities District for Services (Services CFD) or a CSA before recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural use and are consistent with their current agricultural zoning are exempt from this policy.
7. Other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the other policies described above.

Table 2 summarizes the recommended level of service for each public service component and **Table 3** identifies the service provider for each public service.

Table 2
Placer Vineyards Specific Plan - Urban Services Plan
Summary of Services Provided by Placer County

Services	Recommended Level of Service	Potential Funding Source
Fire	1 Firefighter and Officer per 1,000 population; 1 Fire Prevention/Planning Staff member per 10,000 population; and 1 support Staff member per 10,000 population.	CFD, CSA, General Fund revenues, existing assessments.
Sheriff	Overall estimate of 1.36 officers per 1,000 population.	CFD, CSA, General Fund revenues, Prop 172 sales tax revenues.
Trails and Parks	Over 46 miles of class 1 trails (including equestrian trails).	CFD, CSA.
Open Space	There are approximately 480 acres of on-site open space in the Placer Vineyards project. In addition to the on-site open space acreage there are approximately 3,500 acres of off-site open space.	CFD, CSA, user charges, General Fund.
Landscape Corridors	There are 107 acres of landscape corridors for major backbone infrastructure. In addition, there are estimated to be 223 acres of subdivision landscape corridors.	CFD, CSA.
Library	The library facility will operate 6 days a week with open hours on two or three evenings per week.	CSA, property tax (Library Fund).
Transit	Local bus service 7 days per week, 5:00 a.m. to 9:00 p.m. weekdays and Saturday. Bus stops within 1/4 mile of majority of residences. Dial-a-ride, commuter (City of Sacramento) and inter-regional (Roseville, Rocklin) services will be provided.	CSA, sales tax revenues, farebox revenues.
Recreation Services	1 corporation yard for each park, 1 skate park for approximately every 18,000 population. 1 swimming pool, 1 community center, 1 gymnasium, 1 senior center, 1 recreation center, and 1 youth center for approximately every 40,000 population.	CFD, CSA, user charges, General Fund.
Roads	131 miles of roads (excluding subdivisions). Also includes 29 traffic signals.	CSA, Road Fund revenues.

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Table 3
Placer Vineyards Specific Plan - Urban Services Plan
Summary of Services and Providers

Public Service Category	Service Provider(s)
Fire	Placer County Fire Department
Sheriff	Placer County Sheriff's Department
Parks	Placer County Facility Services
Trails	Placer County Facility Services
Open Space	Placer County Facility Services
Landscape Corridors	Placer County Facility Services
Library	Placer County Library
Transit	Placer County Transit
Recreation	Placer County Facility Services
Roads	Placer County Public Works

ANNUAL COSTS AND SPECIAL DISTRICT FUNDING

The estimated costs of providing the urban services to the PVSP are based on the service level ranges identified in the PVSP Environmental Impact Report (EIR), a series of consultant studies, and estimates provided by the County departments that will be responsible for providing the urban services. The urban service cost estimates will be refined as part of the process of establishing financing mechanisms (e.g., Mello-Roos CFD(s) and/or Assessment Districts), to provide the authorization to levy special taxes and assessments necessary to fund the urban services.

TREATMENT OF THE SPECIAL PLANNING AREA

The SPA is a geographic area of the PVSP that contains 150 existing units. Buildout of the PVSP can accommodate up to 261 additional units in the SPA for a total of 411 units. This area of the PVSP is excluded from the Urban Services Plan. **Table 10 in Chapter II** shows the projected population for the entire project, consistent with the Specific Plan. **Table 11 in Chapter II** estimates population and employment excluding the SPA. Costs and fees for the Urban Services Plan exclude the SPA.

Many of the consultant studies that estimated services levels for the PVSP included the SPA when projecting the cost of services for the Plan Area. The Placer Vineyards Public Services as Proposed by the County spreadsheet makes certain cost adjustments where possible to net out the SPA. The Urban Services Plan deducts the SPA area from the total projected population shown in the Specific Plan (estimated at about 3 percent of the total population) in both the estimated demand for public services and the allocation of estimated services costs.

SUMMARY OF COSTS

Table 4 summarizes the gross and net annual costs, at buildout, to provide an urban level of public services in the Plan Area. This table also shows the share of costs to be funded by residential development and the share of costs to be funded by commercial development. **Table 5** shows the average residential and commercial cost, on a per-unit or per-acre basis, for each service type. **Table 6** shows the allocation of annual special taxes among residential units—single-family, multifamily, and affordable units—resulting from the allocation of total costs across the Plan Area. **Table 7** shows the per-1,000-building-square-foot cost.

Table 4
Placer Vineyards Specific Plan - Urban Services Plan
Summary of Estimated Annual Costs at Buildout (2006\$)

Item	Gross Annual Cost at Buildout	Offsetting Revenues	Net Annual Cost at Buildout	Residential Development Share of Cost [1]	Commercial Development Share of Cost [1]
	<i>a</i>	<i>b</i>	<i>c = a + b</i>	<i>d = c x 94.8%</i> <i>(see Table 11)</i>	<i>e = c x 5.2%</i> <i>(see Table 11)</i>
Fire	\$6,583,269	(\$4,347,901)	\$2,235,368	\$2,120,106	\$115,262
Sheriff	\$12,691,596	(\$2,352,946)	\$10,338,650	\$9,805,560	\$533,090
Trails & Parks	\$3,003,447	\$0	\$3,003,447	\$3,003,447	\$0
Open Space	\$1,239,031	\$0	\$1,239,031	\$1,239,031	\$0
Landscape Corridors	\$3,408,530	\$0	\$3,408,530	\$3,232,777	\$175,754
Countywide Services	\$24,060,341	(\$23,600,248)	\$460,093	\$436,370	\$23,724
Library	\$993,687	(\$366,785)	\$626,902	\$626,902	\$0
Transit	\$2,937,560	(\$1,468,780)	\$1,468,780	\$1,393,046	\$75,734
Recreation Services	\$4,657,437	(\$2,153,969)	\$2,503,468	\$2,503,468	\$0
Roads	\$7,117,018	(\$687,849)	\$6,429,169	\$6,097,663	\$331,506
Total [2]	\$66,692,000	(\$34,978,000)	\$31,713,000	\$30,458,000	\$1,255,000

"cost_summary"

Source: EPS.

[1] Distribution based on persons served. See Table 11.

[2] Rounded.

Table 5
Placer Vineyards Specific Plan - Urban Services Plan
Summary of the Cost Components of the Urban Services Tax/Assessment

Service Component	Per-Unit/Acre Cost
Average Residential Cost (per Unit) [1]	
Fire	\$155
Sheriff	\$715
Trails & Parks	\$219
Open Space	\$91
Landscape Corridors	\$236
Countywide Services	\$32
Library	\$46
Transit	\$102
Recreation Services	\$183
Roads	\$445
Average Per-Unit Cost (Unweighted)	\$2,224
Average Commercial Costs (per Acre)	
Retail	\$4,039
Office	\$4,847
Weighted Cost by Residential Land Uses (per Unit) [1]	
Single-Family Unit (LDR, MDR)	\$2,710
Single-Family Affordable Unit (MDR)	\$1,100
Multifamily Unit (HDR, CMU)	\$2,180
Affordable/Rental Multifamily Unit (HDR, CMU)	\$880
Weighted Average for All Units	\$2,340

"avg_unit_cost"

[1] Does not include 5% increase in fee that accounts for the possibility that the fee may have to be slightly higher if full development does not occur.

Table 6
Placer Vineyards Urban Services Plan
Estimated Single Family and Multifamily per-Unit Annual Tax for Services

Unit Type	Total Units	Affordable/ Rental Units Adjust. [1]	Adjusted Units	Persons per Unit [2]	Weighting Factor [3]	Weighted Persons	% Persons of Total	Residential Share of CSA/CFD-Funded Services Costs [4]	Annual Tax/Assess. per Unit	Adjusted Tax/Assess. per Unit [5]
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f = c x d x e</i>	<i>g = f / total persons</i>	<i>h = g x total cost</i>	<i>i = h / c</i>	<i>j = i x 1.05</i>
<u>Single Family</u>										
Low-Density										
SPA [6]	0		0	2.50	1.00	0	0.0%	\$0	N/A	N/A
Age-Restricted	903		903	2.50	1.00	2,258	7.6%	\$2,325,256	\$2,580	\$2,710
Low-Density	2,523		2,523	2.50	1.00	6,308	21.3%	\$6,496,810	\$2,580	\$2,710
Religious	308		308	2.50	1.00	770	2.6%	\$793,110	\$2,580	\$2,710
Subtotal Low-Density	3,734		3,734			9,335	31.6%	\$9,615,176		
Medium-Density	6,277	(137)	6,140	2.50	1.00	15,349	51.9%	\$15,810,167	\$2,580	\$2,710
Medium-Density (Affordable)		137	137	2.50	0.40	137	0.5%	\$141,328	\$1,040	\$1,100
Subtotal Single Family	10,011		10,011			24,822	83.9%	\$25,566,672		
<u>Multifamily</u>										
High-Density [7]										
High-Density	3,074	(2,226)	848	2.00	1.00	1,696	5.7%	\$1,746,903	\$2,070	\$2,180
High-Density (Afford./Rental)		2,226	2,226	2.00	0.40	1,781	6.0%	\$1,834,248	\$830	\$880
CMU	636		636	2.00	1.00	1,272	4.3%	\$1,310,177	\$2,070	\$2,180
Subtotal High-Density	3,710		3,710			4,749	16.1%	\$4,891,328		
Total	13,721		13,721			29,570	100.0%	\$30,458,000	<i>Average</i> \$2,220	<i>Average</i> \$2,340

"per_unit_svc_tax"

[1] Ten percent of units are set aside as affordable housing. Of this ten percent, 90 percent are high-density units and 10 percent are medium-density units. Also includes market rate rental units so that total affordable and rental high density units are 60 percent of total high density units. See note [7] below for breakdown of units.

[2] In this analysis, for purposes of weighting, all single family units are assumed to have 2.5 person per household (PPH) and all multifamily units are assumed to have 2.0 PPH.

[3] The services tax for affordable and market rate rental units is assumed to be 40% of the full fee for each land use type. The total persons is weighted to reduce the fee per unit for affordable housing units.

[4] The portion of total services costs allocated to residential development.

[5] Per-unit annual tax is increased to account for the possibility that the fee may have to be slightly higher if full development does not occur.

[6] SPA units are exempt from the fee.

Item	Units
Total High Density (HD) Units	3,710
Affordable HD (90% of All Affordable Units) [1]	1,235
Additional Rental/Affordable Units	991
Total Affordable/Rental Units	2,226
% Affordable/Rental of Total HD Units	60%

Table 7
Placer Vineyards Specific Plan - Urban Services Plan
Estimated Annual Tax for Services for Commercial Development (2006\$)

Item	Assumption	Amount
Total Commercial Square Feet		3,553,080
Net Costs Attributable to Commercial Development		\$1,255,000
Tax/Assessment per Building Square Foot		\$0.35
Tax/Assessment per Bldg. Sq. Ft. (including Contingency) [1]	5%	\$0.37
Tax/Assessment per Acre (inc. Contingency)		
Retail	<i>FAR = 0.25</i>	\$4,039
Office	<i>FAR = 0.30</i>	\$4,847

"fee_summary"

Source: EPS.

[1] Fees are increased to take into account the possibility that full development may not occur because of the loss of commercial square footage during the mapping process.

Please note that the recommended cost per-unit/per square foot includes three adjustments:

- Exclusion of the SPA, as described above.
- A 5-percent increase in costs to account for a 10-percent mapping factor or land use contingency factor. In many large specific plan areas, new development may build out to a total of approximately 90 to 95 percent of the maximum potential estimated in the specific plan. This analysis assumes that roughly 10 percent of units and commercial square footage may never be developed, resulting in a decrease in overall demand for services (e.g., reduced population results in decreased demands for staffing), but an increase in per-unit responsibility for maintenance of facilities. To include a land use contingency in the calculations, EPS estimates an overall increase of 5 percent to reflect this change. While there would be a greater cost per unit because of the reduced number of units sharing the costs, there would also be less overall cost because of the smaller service population.
- The Special Tax and Assessment have been rounded. The cost per unit has been rounded up to the nearest dollar to ensure adequate funding.

FUNDING MECHANISMS

Beyond any revenues generated through property tax and sales tax, the two major funding sources for public services will likely be a CFD for Services maximum special tax and benefit assessments levied through a CSA. The County also may implement user charges and fees for additional recreation funding.

The Urban Services Plan describes the annual cost to provide public services, net of offsetting revenues provided through contributions from property tax and sales tax revenues. The following section, **Chapter III**, and **Chapter V** discuss funding mechanisms to meet annual costs and any annual deficits that occur when revenues from developed property are not sufficient to fully fund the required urban services.

ANNUAL CASH FLOW

At times, the cost of the planned levels of urban services may exceed the available special taxes and assessment revenues from developed property because several of the urban services are required early in the development process to meet public safety and other required County standards. As a result, there may be cash flow shortages in certain years. The Urban Services Plan anticipates this potential and provides a range of solutions.

Table 8 shows the consolidated annual cash flow for the delivery of public services to Placer Vineyards based on the County's estimated absorption schedule. Because the residential and commercial taxes/assessments are based on the total cost at buildout, services costs would equal revenues available for such services at buildout. For individual years in which annual costs exceed annual taxes/assessments, the County has these additional funding sources to help meet annual deficits:

- **Contingency Fund: Urban Services Shortfall Fee.** A one-time fee paid at building permit, the Urban Services Shortfall Fee is currently \$5,000 per unit, and will provide a contingency fund to pay for urban service costs in years in which the cost is in excess of the amount of special taxes and assessments collected from developed property.
- **Undeveloped Land Tax for Public Safety.** An undeveloped land tax on properties with approved small lot tentative maps can also be subject to a special tax levy/assessment for the portion of the tax rate/assessment estimated for public safety services, as described in the D.A. This tax would be levied to help cover cash flow shortfalls when special tax revenues do not provide adequate funds related to public safety (sheriff and fire).

REPORT ORGANIZATION

The remainder of this report is organized into the following chapters and appendices:

- **Chapter II** summarizes the Plan Area land uses, projected population and employment, and the County's projected absorption schedule for buildout of the Plan Area.
- **Chapter III** describes the potential funding structure for delivery of urban public services through a CFD tax and/or a CSA assessment.
- **Chapter IV** contains detailed information for each urban service component, including the level of service, gross and net annual costs, resulting annual residential per-unit and nonresidential per-square foot costs for services, and an annual cash flow comparing annual costs to estimated fee revenues.
- **Chapter V** shows the annual services cash flow and describes potential funding mechanisms that may be used to address funding shortfalls in years in which they may occur.

Table 8
Placer Vineyards Specific Plan - Urban Services Plan
Annual Cash Flow Summary

Year	Annual Units	Cumulative Units	Beginning Balance	Gross Annual Costs	Offsetting Revenues	Subtotal Surplus/(Shortfall) (Net Annual Cost)	Special Tax/ Assessment Revenue	Surplus/ Shortfall	Urban Services Shortfall Fee Revenue	Ending Balance
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> (Table 44)	<i>e</i> (Table 45)	<i>f = d + e</i>	<i>g</i> (Table 46)	<i>h = f + g</i>	<i>i = a x \$3,600</i> (Table 48)	<i>j = c + h + i</i>
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197
2010/11	500	1,200	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,800,000	\$769,111
2011/12	500	1,700	\$769,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,800,000	\$1,772,990
2012/13	500	2,200	\$1,772,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,800,000	\$3,074,616
2013/14	500	2,700	\$3,074,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,800,000	\$4,532,763
2014/15	500	3,200	\$4,532,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,800,000	\$6,126,888
2015/16	500	3,700	\$6,126,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,800,000	\$8,038,273
2016/17	500	4,200	\$8,038,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,800,000	\$9,822,092
2017/18	500	4,700	\$9,822,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,800,000	\$11,489,430
2018/19	500	5,200	\$11,489,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,800,000	\$12,162,601
2019/20	500	5,700	\$12,162,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,800,000	\$13,265,783
2020/21	437	6,137	\$13,265,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,573,200	\$14,472,127
2021/22	437	6,574	\$14,472,127	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,573,200	\$15,852,191
2022/23	437	7,011	\$15,852,191	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,573,200	\$15,693,018
2023/24	437	7,448	\$15,693,018	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,573,200	\$15,930,634
2024/25	437	7,885	\$15,930,634	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,573,200	\$16,532,522
2025/26	417	8,302	\$16,532,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,501,200	\$16,717,370
2026/27	417	8,719	\$16,717,370	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,501,200	\$17,484,616
2027/28	417	9,136	\$17,484,616	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,501,200	\$18,220,329
2028/29	417	9,553	\$18,220,329	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,501,200	\$19,172,764
2029/30	417	9,970	\$19,172,764	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,501,200	\$20,510,272
2030/31	417	10,387	\$20,510,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,501,200	\$21,735,103
2031/32	417	10,804	\$21,735,103	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,501,200	\$23,344,946
2032/33	417	11,221	\$23,344,946	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,501,200	\$25,238,092
2033/34	417	11,638	\$25,238,092	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,501,200	\$26,994,894
2034/35	417	12,055	\$26,994,894	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,501,200	\$29,136,770
2035/36	417	12,472	\$29,136,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,501,200	\$31,663,631
2036/37	417	12,889	\$31,663,631	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,501,200	\$34,575,476
2037/38	417	13,306	\$34,575,476	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$1,501,200	\$37,872,304
2038/39	415	13,721	\$37,872,304	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$1,494,000	\$41,370,329
2039/40	0	13,721	\$41,370,329	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$0	\$43,083,529

"annual_cash_flow"

- **Appendix A** contains the detailed annual timing triggers and estimated costs provided by the County for sheriff operations.
- **Appendix B** includes three sensitivity runs on absorption of the project, to estimate the potential for annual deficits to occur.
- **Appendix C** contains the detailed assumptions provided by the County regarding the operations and maintenance of trails, parks and park facilities and the provision of recreation services.

II. PROJECTED GROWTH AND ABSORPTION

The Plan Area comprises approximately 5,200 acres in the southwest corner of the County. Base Line Road (north), Walerga Road (east), Sutter County at Pleasant Grove Boulevard (west), and Sacramento County (south) form the Plan Area's boundaries.

At buildout, the Plan Area is expected to include 14,132 residential units (including the SPA) and nearly 3.6 million square feet of commercial space. Of the more than 14,000 units, more than 10,000 will be single-family units, and over 3,700 will be multifamily units. The County assumes that during the first few years of development, 350 residential units will be absorbed annually. Absorption then increases to 500 units annually for several years and then slowly tapers off, with the final units being absorbed in 2040. Please note that the absorption schedule used in this Urban Services Plan excludes 411 SPA units; therefore, development of the remaining 13,721 units is complete by 2038/39. The County's projected absorption schedule, modified to show buildout at 13,721 units, is shown in **Table 9**.

Planned commercial space is roughly divided equally between retail and office development: 1.9 million square feet of retail and 1.7 million square feet of office. The County's projected absorption of commercial acres and square footage mirrors the residential absorption rate. Modest growth is expected within the first couple of years of development; then there is a higher level of annual absorption for several years before annual absorption tapers off gradually, resulting in full buildout of commercial development in 2039/40. This projection also is shown in **Table 9**.

Table 10 shows the total projected population and employment, as presented in the Placer Vineyards Draft Specific Plan. **Table 11** shows the population and employment projections used by the HEG fiscal impact analysis. The Urban Services Plan relies on these figures when multipliers derived directly from HEG's figures are used to calculate costs, as in the case of countywide services.

Based on the future growth from Placer Vineyards, the County can expect approximately 33,000 new residents (including the SPA units) by buildout of the project. In addition to new residents, commercial development also will provide employment growth in the project; it is estimated that more than 7,700 jobs will be generated. All unit, resident, and employee assumptions, which are used throughout the study to calculate needs for and costs of services, are summarized in **Table 11**. The residential population used in the Urban Services Plan excludes residents of the SPA, and the employment estimates include employees from retail and office development.

In addition to assumptions for Placer Vineyards, **Table 12** provides residential unit and population assumptions for Placer Ranch and Regional University, which contribute to

the need for a library, as well as to the cost of providing and maintaining this facility and services.

Table 9
Placer Vineyards Specific Plan - Urban Services Plan
Placer Vineyards Projected Absorption

**County Absorption
Schedule**

Year	Residential				Commercial				Total	
	Units [1]		Acres		Sq. Ft.		Acres		Acres	
	Annual	Cumulative	Annual	Cumulative [2]	Annual	Cumulative	Annual	Cumulative [3]	Annual	Cumulative
2008/09	350	350	64	64	90,500	90,500	7	7	71	71
2009/10	350	700	64	128	90,500	181,000	7	14	71	142
2010/11	500	1,200	91	219	128,200	309,200	10	24	101	243
2011/12	500	1,700	91	310	128,200	437,400	10	34	101	344
2012/13	500	2,200	91	402	128,200	565,600	10	44	101	445
2013/14	500	2,700	91	493	128,200	693,800	10	54	101	547
2014/15	500	3,200	91	584	128,200	822,000	10	63	101	648
2015/16	500	3,700	91	676	128,200	950,200	10	73	101	749
2016/17	500	4,200	91	767	128,200	1,078,400	10	83	101	850
2017/18	500	4,700	91	858	128,200	1,206,600	10	93	101	951
2018/19	500	5,200	91	950	128,200	1,334,800	10	103	101	1,053
2019/20	500	5,700	91	1,041	128,200	1,463,000	10	113	101	1,154
2020/21	437	6,137	80	1,121	112,200	1,575,200	9	121	88	1,242
2021/22	437	6,574	80	1,201	112,200	1,687,400	9	130	88	1,331
2022/23	437	7,011	80	1,280	112,200	1,799,600	9	139	88	1,419
2023/24	437	7,448	80	1,360	112,200	1,911,800	9	147	88	1,508
2024/25	437	7,885	80	1,440	106,400	2,018,200	8	156	88	1,596
2025/26	417	8,302	76	1,516	106,400	2,124,600	8	164	84	1,680
2026/27	417	8,719	76	1,592	106,400	2,231,000	8	172	84	1,764
2027/28	417	9,136	76	1,669	106,400	2,337,400	8	180	84	1,849
2028/29	417	9,553	76	1,745	106,400	2,443,800	8	188	84	1,933
2029/30	417	9,970	76	1,821	106,400	2,550,200	8	197	84	2,018
2030/31	417	10,387	76	1,897	106,400	2,656,600	8	205	84	2,102
2031/32	417	10,804	76	1,973	106,400	2,763,000	8	213	84	2,186
2032/33	417	11,221	76	2,049	106,400	2,869,400	8	221	84	2,271
2033/34	417	11,638	76	2,126	106,400	2,975,800	8	229	84	2,355
2034/35	417	12,055	76	2,202	106,400	3,082,200	8	238	84	2,439
2035/36	417	12,472	76	2,278	106,324	3,188,524	8	246	84	2,524
2036/37	417	12,889	76	2,354	106,324	3,294,848	8	254	84	2,608
2037/38	417	13,306	76	2,430	106,324	3,401,172	8	262	84	2,692
2038/39	415	13,721	76	2,506	106,324	3,507,496	8	270	84	2,776
2039/40	0	13,721	0	2,506	45,584	3,553,080	4	274	4	2,780

"absorb"

[1] Excludes 411 SPA units. Units are removed from the final years of development schedule.

[2] There are 2,506 residential acres (includes 70% of Commercial Mixed Use acreage (35 acres)).

Average density of approximately 5.5 units per acre.

[3] 274 acres includes 30% of Commercial Mixed Use acreage (16 acres). Assumes an average FAR of 0.30.

Table 10
Placer Vineyards Specific Plan - Urban Services Plan
Placer Vineyards Projected Population and Employment

Unit Type/Land Use Category	Population/Jobs
Residential Population	
Low Density (Active Adult)	1,676
Low Density [1]	7,008
Medium Density	15,693
High Density	6,148
Commercial Mixed Use	1,272
Special Planning Area	1,028
Total Population (Specific Plan)	32,823
Total Population Used in Analysis (Table 11) [2]	31,815
Employment	
Retail Uses	
COM - Commercial Retail	741
CMU- Commercial Mixed Use Retail [3]	297
Town Center Commercial Retail [4]	1,333
BP - Business Park Retail [5][6]	667
PC - Power Center	1,307
Subtotal Retail Uses	4,345
Office Uses	
COM - Commercial Office	1,062
CMU- Commercial Mixed Use Office [3]	446
Town Center Commercial Office [4]	500
BP - Business Park Office [5][7]	854
Subtotal Office Uses	2,862
Schools	471
Total Employment (Specific Plan)	7,678
<i>Excluding School Employment</i>	<i>(471)</i>
Total Employment Used in Analysis (Table 11) [8]	7,207

"pop_employ"

Source: EDAW, *Placer Vineyards Draft Specific Plan*, December 2006.

[1] Includes density bonus units from religious sites.

[2] Excludes 411 SPA units and corresponding residents.

[3] 15 percent of CMU total.

[4] Retail is 80 percent of Town Center Commercial total (Office is remaining 20 percent of total).

[5] Includes BP/PC: 31 acres may be a BP or PC land use.

[6] Includes 80% of Business Park/Power Center (BP/PC) (540 employees).

[7] Includes 20% of Business Park/Power Center (BP/PC) (90 employees).

[8] Excludes school employment.

Table 11
Placer Vineyards Specific Plan - Urban Services Plan
Placer Vineyards Assumptions

Item	Formula	Amount
<u>HEG Assumptions</u>		
Placer Vineyards Residents at Buildout		31,199
Placer Vineyards Employees at Buildout		7,584
<u>EPS Assumptions</u>		
<u>Placer Vineyards (PV) Assumptions</u>		
Units at Buildout [1]	a	13,721
Persons per Unit [1][2]	b	2.32
Placer Vineyards Residential Pop. at Buildout [3]	$c = a \times b$	31,815
Commercial Sq. Ft. at Buildout	d	3,553,080
Employees at Buildout (Table 10)	e	7,207
Employee Weighting Factor [4]	f	0.24
Equivalent Employees at Buildout	$g = e \times f$	1,730
Placer Vineyards Persons Served at Buildout	$h = c + g$	33,545
Residential Share of Total Persons Served	$i = c/h$	94.8%
Commercial Share of Total Persons Served	$j = g/h$	5.2%

"assump"

Sources: Hausrath Economics Group (HEG), Placer County and EPS.

[1] SPA units and corresponding residents excluded.

[2] Weighted average of persons per household (pph) for all unit types: single family, multifamily (includes age-restricted housing).

Housing Type	Units	PPH
SF (excluding SPA units)	9,108	2.50
MF	3,710	2.00
Age-Restricted	903	1.80
Total	13,721	
Weighted Avg. PPH		2.32

[3] Differs from County's population assumption because based on a weighted average of persons per household, as opposed to 2.5 persons per household.

[4] From *Placer County: County Facilities Needed to Serve Growth*, Recht Hausrath & Associates, Aug. 1994.

Table 12
Placer Vineyards Specific Plan - Urban Services Plan
Additional Assumptions for Library Cost Distribution

Item	Formula	Amount
Placer Vineyards (PV)		
Units at Buildout	a	13,721
Population at Buildout	b	31,815
Percent of Total Units (PV, PR, and RU)		62%
Placer Ranch (PR)		
Units at Buildout	c	5,018
Persons per Unit [1]	d	2.34
Population at Buildout	$e = c \times d$	11,731
Percent of Total Units (PV, PR, and RU)		23%
Regional University (RU)		
Units at Buildout	f	3,232
Persons per Unit [2]	g	2.34
Population at Buildout	$h = f \times g$	7,577
Percent of Total Units (PV, PR, and RU)		15%
Total Units (PV, PR, and RU)	$i = a + c + f$	21,971
Total Population (PV, PR, and RU)	$j = b + d + h$	51,123

"assump_2"

Sources: Placer County, *Placer Ranch Specific Plan*, *Regional University Specific Plan*, and EPS.

[1] Weighted average of persons per household (pph) for all unit types: single-family, multifamily (includes mixed-use units). Excludes university housing.

PR Housing Type	Units	PPH
SF	3,389	2.50
MF	1,630	2.00
Total	5,018	
Weighted Avg. PPH		2.34

[2] Weighted average of persons per household (pph) for all unit types: single-family, multifamily (includes commercial mixed-use). Excludes university housing.

RU Housing Type	Units	PPH
SF	2,226	2.50
MF (inc. Age-Restricted)	1,006	2.00
Total	3,232	
Weighted Avg. PPH		2.34

III. PROPOSED FINANCING MECHANISMS

The County has a variety of available financing mechanisms to fund annual services costs for the PVSP. Two likely mechanisms are a Services CFD special tax and assessments charged through a CSA.

There is a mutual interest on the part of the County and the project proponents to create a governance structure that clearly defines the County's role and responsibilities as a municipal services provider and that minimizes the potential for future inter-governmental conflicts as the Plan Area develops. In the long term, it is possible that the PVSP will become an incorporated city.

SERVICES CFD

The Mello-Roos Community Facilities Act was enacted in 1982 and provides a method for local governments to fund public facilities and certain services, particularly for newly developing areas. Cities, counties and special districts may form CFD(s), or District, over specific defined areas in their jurisdiction; a CFD is a special financing entity through which a local government is empowered to levy special taxes and issue bonds authorized by a two-thirds (2/3) vote of the qualified electors of the district.

The County may form one or more Services CFDs to fund those public services permitted by the Community Facilities Act. A CFD may fund a variety of public services:

- Sheriff services;
- Fire protection/suppression/ambulance/paramedic;
- Recreation program services;
- Library services;
- Parks, parkways, and open space;
- School maintenance;
- Operations and maintenance of museums and cultural facilities;
- Hazardous substance cleanup services; and
- Flood and storm protection.

LEVY AND FEATURES OF THE SPECIAL TAX

Voting Requirements

The CFD may levy special taxes after a two-thirds vote by the District in favor of levying a tax. Specifically, if there are 12 or more registered voters in the proposed district, each voter is entitled to one vote, and there must be a two-thirds majority vote in favor of the tax levy. If there are fewer than 12 registered voters, each landowner receives one vote per acre owned, and there must be a two-thirds majority vote in favor of the tax levy.

Recreation program services, library services, and operations and maintenance of museums and cultural facilities can only be authorized if there are at least 12 registered voters, and there must be a two-thirds vote in favor of the tax levy.¹

Special Features of the Special Tax

The special tax may not be based in proportion to the value of real property, nor does it have to be based on benefit. Instead, special taxes should be apportioned on any reasonable basis and may be spread across developable land uses based on some other measure (e.g., density of development, square footage of construction, flat acreage). In addition, public property is exempted from special tax levies.

ASSESSMENTS

For services not funded through a Services CFD, the County will implement a CSA to fund certain costs through annual assessments. A CSA is authorized under California Code Section 25210.1 – 25211.33. The Code provides an “alternative method for providing governmental services by counties in unincorporated areas” by enabling counties to provide extended service for the following types of services in an unincorporated area of the County:

- Extended sheriff services;
- Fire protection;
- Local park, recreation or parkway facilities and services;
- Street sweeping and lighting service, maintenance, and repair;
- Road maintenance;
- Library services;
- Water and sewer service;
- Parks, parkways, and open space;
- Extended library facilities and services;
- Any other governmental service performed by the county to a greater extent than in the county's cities;
- Other miscellaneous services; and
- Other items as approved through special legislation.

The PVSP could annex into an existing County CSA; alternatively, the County could create one or more new CSAs to serve the PVSP.

FEATURES OF CSA ASSESSMENTS AND CHARGES

A CSA can establish zones with tax rates, service charges, benefit assessments, or connection charges. The County plans to fund the public services described above

¹ Section 53328 Section (b) of the Community Facilities Act.

through benefit assessments. In addition, recreation programming also relies on user charges/fees to help offset costs.

Voting Requirements

A benefit assessment is an assessment based on “the particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.”² To authorize the imposition of benefit assessments, ballots in favor of the assessment must equal or exceed ballots in opposition to the assessment. Ballots are weighted according to the proportional financial obligation of the affected property.

Special Features of Benefit Assessments

Assessments will vary with the extent of benefit from services provided to the property within each zone. Whereas a CFD special tax can be apportioned among taxable land uses on any reasonable basis, a CSA benefit assessment must be based on the direct, proportionate special benefit derived from each service or maintenance cost (according to Article XIII of the California Constitution).

² California Constitution, Article XIII D, Section 2.

IV. DETAILED SERVICE LEVELS

This chapter contains detailed information on the calculation of per-unit and per-square foot costs for PVSP services funded through one or more financing mechanisms.

Some services are provided to both residential and nonresidential development; in these cases, EPS estimates that residential development, on a per-persons-served basis, accounts for nearly 95 percent of development in Placer Vineyards; commercial or nonresidential development accounts for over 5 percent of development in Placer Vineyards. Other services are provided solely to residential development.

FIRE

Fire protection services will be provided by the Placer County Fire Department (PCFD).

SERVICE STANDARDS

The Placer Vineyards Specific Plan Draft EIR identifies an estimated range of additional fire and emergency medical services personnel that will be needed to provide fire protection and emergency medical services to serve the Plan Area. According to county staffing ratios for fire protection personnel, development pursuant to the Specific Plan will require the following range of additional personnel presented below.

Number of Workers Needed to Serve the Specific Plan Area at Buildout

Fire Fighters	Support or Planning Personnel
30.2–38.6	2.8–7.0

The PCFD Placer Vineyards Fire Protection Service Plan³ estimates the following staffing standards for the Urban Services Plan:

- 1 Firefighter and Officer per 1,000 population;
- 1 Fire Prevention/Planning Staff member per 10,000 population; and
- 1 Support Staff member per 10,000 population.

Based on these standards, PCFD derived the following levels of service for facilities and staffing:

³ Placer County Fire Department, October 25, 2005 and December 21, 2005.

- Officers and Firefighters: 33.9;
- Support Personnel: 3.4;
- Stations: 2;
- Company Engines: 2;
- Company Truck: 1;
- Staffing Engines: 3; and
- Staffing Trucks: 4.

ANNUAL OPERATING COSTS

Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven by the triggers set forth in the Placer Vineyards Public Facilities Financing Plan. The timing of fire facilities and services is shown in **Table 13**. The 3 Bay—2 Company West Fire Station’s proposed development trigger is 1.5 years after the first building permit. The 4 Bay—2 Company East Fire Station’s proposed development trigger is the 5,000th building permit. The Government Center Offices’ proposed development triggered at the 1st building permit. The Corporation Yard Services Center facility’s proposed development trigger is the 7,000th building permit. Annual staffing costs are phased in over time, as shown in **Table 13**.

Based on the aforementioned level of service, PCFD staff and operations gross costs would total \$6.6 million annually at buildout, as shown in **Table 13**. The cost breakdown is provided below:

Fire Staffing	\$5,104,000
Fire Programs/Equipment	<u>\$1,479,000</u>
Total Staff and Operating Costs (2006\$)	\$6,583,000

Offsetting Revenues

As calculated by HEG, annual offsetting revenues at buildout are estimated to be approximately \$4.3 million, as shown in **Table 14**. These total offsetting revenues are from the following sources: Placer County Fire Protection Fund (\$55,000 annually), the County Service Area 28-Zone 165 (the former Dry Creek Fire District) (\$3,870,000 annually), and the American River Fire District/Sacramento Metropolitan Fire District (\$423,000 annually).

Net Annual Costs

After accounting for annual offsetting revenues, the net annual PCFD cost is approximately \$2.2 million at buildout (**Table 14**). Of this net annual operations cost at buildout, 95 percent is allocated to residential development and 5 percent is allocated to commercial (nonresidential) development. The \$2.1 million residential share of costs results in an annual per-residential unit cost of \$155. The remaining \$115,000 results in an annual cost of \$0.03 per square foot of commercial space.

Annual Cash Flow

As represented in **Table 15** of the Urban Services Plan, there is an annual operating deficit for fire services in nearly all years between 2008/09 and 2039/40. The annual deficit starts at nearly \$340,000 in year 1 (2008/09) and varies annually until the shortfall peaks in 2022/23 at the 7,000th building permit. After this peak, the approximately \$1 million shortfall gradually declines until buildout when the balance becomes positive.

Table 13
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Fire (2006\$)

Item	Total Cost (2006\$) [1]	Timing (Building Permits)							
		1	525	1,000	2,000	5,000	7,000	10,000	12,000
Fire Staffing Cost									
Paramedic 3 Person Fire Engine Company (East)	\$1,167,403					\$1,167,403			
Paramedic 3 Person Fire Engine Company (West)	\$1,167,403	\$1,167,403							
Paramedic 4 Person Ladder Truck Company (East)	\$1,518,609						\$1,518,609		
Non-Paramedic 2 Person Summer Fire Engine Company	\$192,705					\$192,705			
Deputy Chief - Operations	\$61,754				\$61,754				
Division Chief - Operations	\$61,754						\$61,754		
Battalion Chief - Incident Operations	\$153,107					\$153,107			
Heavy Equipment Mechanic	\$24,408					\$24,408			
Battalion Chief - Prevention/Investigations	\$51,035						\$51,035		
Fire Captain - Fire Investigators	\$75,821						\$75,821		
Fire Captain - Checking/Inspections	\$56,866			\$56,866					
Fire Captain - Checking/Inspections	\$56,866					\$56,866			
Fire Prevention/ Community Services Officers II	\$44,061					\$44,061			
Fire Prevention/ Community Services Officers I	\$38,978						\$38,978		
Fire Captain - Paramedic (Training Officers)	\$39,145						\$39,145		
Dispatch Fire Captain	\$37,007					\$37,007			
Dispatch Fire Captain	\$37,007							\$37,007	
Dispatch Clerks	\$25,273					\$25,273			
Dispatch Clerks	\$25,273							\$25,273	
Office/ Support Technicians	\$67,494			\$67,494					
Office/ Support Technicians	\$67,494					\$67,494			
Office/ Support Technicians	\$67,494						\$67,494		
Office/ Support Technicians	\$67,494							\$67,494	
Subtotal Fire Staffing Cost	\$5,104,453	\$1,167,403	\$0	\$124,360	\$61,754	\$1,768,325	\$1,852,837	\$129,774	
Fire Programs/Equipment									
4 Bay - 2 Company East Fire Station	\$525,708					\$525,708			
3 - Bay 2 Company West Fire Station	\$428,850		\$428,850						
Corporation Yard	\$297,965						\$297,965		
Government Center (Interim Administration)	\$129,731		\$129,731						
Regional Administration & Training Center	\$96,563					\$96,563			
Subtotal Fire Programs/Equipment	\$1,478,815	\$0	\$558,580	\$0	\$0	\$622,270	\$297,965	\$0	\$0
Total Fire Cost (2006\$)	\$6,583,269	\$1,167,403	\$558,580	\$124,360	\$61,754	\$2,390,595	\$2,150,802	\$129,774	\$0
Cumulative Cost (2006\$)		\$1,167,403	\$1,725,983	\$1,850,344	\$1,912,097	\$4,302,693	\$6,453,495	\$6,583,269	\$6,583,269

"fire_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

Table 14
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Fire (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)
Gross Annual Fire Cost at Buildout [1]		\$6,583,269
Offsetting Revenues [2]		(\$4,347,901)
Net Annual Fire Cost at Buildout		\$2,235,368
Percent Cost Reduction		66%
Share of Annual Fire Costs		
Residential	94.84%	\$2,120,106
Commercial	5.16%	\$115,262
Residents at Buildout		31,815
Cost per Capita		\$67
Total Units at Buildout		13,721
Cost per Unit [3]		\$155
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.03

"fire_cost"

Source: Placer County.

[1] From Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[2] HEG Fiscal Impact Analysis (Aug. 24, 2006), Table 13, page 23. Offsetting revenues: Placer County Fire Protection Fund, County Service Area 28-Zone 165 (Dry Creek Fire), and American River Fire District/Sacramento Metropolitan Fire District.

[3] Per-unit fee rounded up to the nearest dollar.

Table 15
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Fire (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Costs			Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative	Facility Maint.	Staffing	Annual Total		Residential	Nonresidential	Total	
								66% cost reduction	\$155 per unit	\$0.03 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$0	\$1,167,403	\$1,167,403	\$396,395	\$54,250	\$2,936	\$57,186	(\$339,209)
2009/10	350	700	90,500	181,000	\$558,580	\$1,167,403	\$1,725,983	\$586,063	\$108,500	\$5,872	\$114,372	(\$471,691)
2010/11	500	1,200	128,200	309,200	\$558,580	\$1,291,763	\$1,850,344	\$628,290	\$186,000	\$10,030	\$196,030	(\$432,259)
2011/12	500	1,700	128,200	437,400	\$558,580	\$1,291,763	\$1,850,344	\$628,290	\$263,500	\$14,189	\$277,689	(\$350,600)
2012/13	500	2,200	128,200	565,600	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$341,000	\$18,348	\$359,348	(\$289,910)
2013/14	500	2,700	128,200	693,800	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$418,500	\$22,507	\$441,007	(\$208,251)
2014/15	500	3,200	128,200	822,000	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$496,000	\$26,666	\$522,666	(\$126,592)
2015/16	500	3,700	128,200	950,200	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$573,500	\$30,824	\$604,324	(\$44,934)
2016/17	500	4,200	128,200	1,078,400	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$651,000	\$34,983	\$685,983	\$36,725
2017/18	500	4,700	128,200	1,206,600	\$558,580	\$1,353,517	\$1,912,097	\$649,258	\$728,500	\$39,142	\$767,642	\$118,384
2018/19	500	5,200	128,200	1,334,800	\$1,180,851	\$3,121,842	\$4,302,693	\$1,460,992	\$806,000	\$43,301	\$849,301	(\$611,691)
2019/20	500	5,700	128,200	1,463,000	\$1,180,851	\$3,121,842	\$4,302,693	\$1,460,992	\$883,500	\$47,460	\$930,960	(\$530,032)
2020/21	437	6,137	112,200	1,575,200	\$1,180,851	\$3,121,842	\$4,302,693	\$1,460,992	\$951,235	\$51,099	\$1,002,334	(\$458,657)
2021/22	437	6,574	112,200	1,687,400	\$1,180,851	\$3,121,842	\$4,302,693	\$1,460,992	\$1,018,970	\$54,739	\$1,073,709	(\$387,282)
2022/23	437	7,011	112,200	1,799,600	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,086,705	\$58,379	\$1,145,084	(\$1,046,218)
2023/24	437	7,448	112,200	1,911,800	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,154,440	\$62,019	\$1,216,459	(\$974,844)
2024/25	437	7,885	106,400	2,018,200	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,222,175	\$65,470	\$1,287,645	(\$903,657)
2025/26	417	8,302	106,400	2,124,600	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,286,810	\$68,922	\$1,355,732	(\$835,570)
2026/27	417	8,719	106,400	2,231,000	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,351,445	\$72,374	\$1,423,819	(\$767,484)
2027/28	417	9,136	106,400	2,337,400	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,416,080	\$75,825	\$1,491,905	(\$699,397)
2028/29	417	9,553	106,400	2,443,800	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,480,715	\$79,277	\$1,559,992	(\$631,311)
2029/30	417	9,970	106,400	2,550,200	\$1,478,815	\$4,974,679	\$6,453,495	\$2,191,303	\$1,545,350	\$82,729	\$1,628,079	(\$563,224)
2030/31	417	10,387	106,400	2,656,600	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,609,985	\$86,180	\$1,696,165	(\$539,203)
2031/32	417	10,804	106,400	2,763,000	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,674,620	\$89,632	\$1,764,252	(\$471,116)
2032/33	417	11,221	106,400	2,869,400	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,739,255	\$93,083	\$1,832,338	(\$403,029)
2033/34	417	11,638	106,400	2,975,800	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,803,890	\$96,535	\$1,900,425	(\$334,943)
2034/35	417	12,055	106,400	3,082,200	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,868,525	\$99,987	\$1,968,512	(\$266,856)
2035/36	417	12,472	106,324	3,188,524	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,933,160	\$103,436	\$2,036,596	(\$198,772)
2036/37	417	12,889	106,324	3,294,848	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$1,997,795	\$106,885	\$2,104,680	(\$130,688)
2037/38	417	13,306	106,324	3,401,172	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$2,062,430	\$110,334	\$2,172,764	(\$62,604)
2038/39	415	13,721	106,324	3,507,496	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$2,126,755	\$113,783	\$2,240,538	\$5,170
2039/40	0	13,721	45,584	3,553,080	\$1,478,815	\$5,104,453	\$6,583,269	\$2,235,368	\$2,126,755	\$115,262	\$2,242,017	\$6,649

fire_surplus

[1] Percent cost reduction attributable to offsetting revenues.

SHERIFF

Sheriff services will be provided by the Placer County Sheriff's Department.

SHERIFF SERVICE STANDARDS

The Placer Vineyards Specific Plan Draft EIR identifies an estimated range of additional sheriff protection services personnel that will be needed to provide sheriff protection to serve the Plan Area.

According to County staffing ratios for sheriff protection personnel, development pursuant to the Specific Plan will require the following range of additional personnel presented below.

Number of Workers Needed to Serve the Specific Plan Area at Buildout		
Sworn Officers	Non-Sworn Officers	Support Staff
38.2–49.4	3.8	1.9–2.9

While the EIR contains a range of service standards, the Citygate report and the Sheriff's Department have recommended an overall ratio of Sworn Officers for each 1,000 population of 1.36, an overall ratio of Investigators of 0.11, an overall ratio of Traffic Officers of 0.085, and an overall ratio of Community Service Officers of 0.11.

The Urban Services Plan projections are based on an overall ratio of 1.36 sworn officers per 1,000 population. The operation staffing plans and required facilities and vehicles are described below:

- Sworn Staff Regular: 48;
- Non Sworn Staff: 10;
- Facilities: 1 Substation (19,000 sq. ft.) open 80 hours per week; and
- Vehicles: 53.

ANNUAL OPERATING COSTS

Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven, in part, by the triggers set forth in the Placer Vineyards Specific Plan Public Facilities Financing Plan. The Placer County Sheriff's Department has provided a year-by-year phasing

plan, which is **Table A-1** in **Appendix A**. The phasing plan shown in **Table 16** presents only 9 years of trigger points.

Gross Sheriff's Department operations will cost \$12.7 million, as shown in **Table 16**. The buildout cost represents the cost of providing service through the 13,612th unit (excludes the SPA). Most of the cost is attributable to staffing and programs costs; staffing accounts for \$7.2 million of total costs; services and programs account for \$4.9 million.

Offsetting Revenues

Offsetting revenues are shown in **Table 17**. To prevent double-counting, countywide costs for Special Teams and Community programs are backed out of the total. In addition, approximately 9 percent (\$1.0 million) of budgeted costs are covered by offsetting revenues such as charges for service and intergovernmental revenue.⁴

Net Annual Costs

The net annual sheriff cost at buildout is estimated to be \$10.3 million, as shown in **Table 17**. This amount results in an annual per-residential unit cost of \$715 and an annual cost of \$0.15 per square foot of commercial space.

Annual Cash Flow

As shown in **Table 18**, there is a projected annual surplus for sheriff services during the first 9 years of development. Thereafter, there is an annual shortfall for public safety services in each year until buildout in 2039/40, when the cash flow becomes positive.

⁴ Hausrath Economics Group, *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006 (Notes).

Table 16
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Sheriff (2006\$)

Item	Quantity at Buildout	Per Unit Cost at Buildout	Total Cost at Buildout (2006\$) (Excluding SPA)	Timing (Building Permit) [1]								Buildout (13,716 Units) [2]
				1	525	1,000	2,000	5,200	7,000	10,000	12,000	
Staffing												
Sworn Staff Regular												
Lieutenant	1	\$216,300	\$216,300	\$0	\$0	\$0	\$0	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	6	\$150,380	\$902,280	\$15,038	\$45,114	\$60,152	\$120,304	\$255,646	\$601,520	\$751,900	\$902,280	\$902,280
Deputy II-Investigation	3	\$134,930	\$404,790	\$13,493	\$26,986	\$26,986	\$67,465	\$134,930	\$134,930	\$269,860	\$269,860	\$404,790
Deputies-Patrol	31	\$129,780	\$4,023,180	\$129,780	\$207,648	\$324,450	\$648,900	\$1,323,756	\$2,076,480	\$2,984,940	\$3,504,060	\$4,023,180
Deputies-Traffic	3	\$129,780	\$389,340	\$0	\$0	\$0	\$0	\$259,560	\$259,560	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	4	\$129,780	\$519,120	\$0	\$38,934	\$38,934	\$38,934	\$337,428	\$389,340	\$519,120	\$519,120	\$519,120
Non-Sworn Staff												
Administrative Secretary	1	\$73,130	\$73,130	\$0	\$0	\$0	\$0	\$0	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3A1c)	4	\$70,394	\$281,576	\$0	\$0	\$0	\$0	\$70,394	\$140,788	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	1	\$72,466	\$72,466	\$0	\$0	\$0	\$7,247	\$28,986	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	4	\$77,765	\$311,060	\$0	\$0	\$0	\$77,765	\$155,530	\$155,530	\$233,295	\$311,060	\$311,060
Subtotal Staffing			\$7,193,242	\$158,311	\$318,682	\$450,522	\$960,615	\$2,782,530	\$4,120,044	\$5,791,927	\$6,539,192	\$7,193,242
Services & Programs												
Sheriff Patrol OT/EH/Ret S/L	44	\$12,824	\$564,234	\$9,270	\$16,223	\$39,753	\$80,788	\$203,894	\$307,764	\$435,999	\$500,117	\$564,234
Comm Srv OT/EH/Ret S/L	4	\$7,501	\$30,006	\$0	\$2,250	\$2,250	\$2,250	\$19,504	\$22,504	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	48	\$9,890	\$474,723	\$11,868	\$23,736	\$33,626	\$65,274	\$182,966	\$267,032	\$375,822	\$425,273	\$474,723
Patrol Services/Supplies	44	\$16,033	\$705,451	\$19,240	\$33,669	\$49,702	\$101,008	\$254,924	\$384,792	\$545,121	\$625,286	\$705,451
Comm Services/Supplies	4	\$22,644	\$90,574	\$0	\$6,793	\$6,793	\$6,793	\$58,873	\$67,931	\$90,574	\$90,574	\$90,574
Administrative Overhead	58	\$15,320	\$888,573	\$18,384	\$26,389	\$52,089	\$117,966	\$335,513	\$582,168	\$720,050	\$811,972	\$888,573
Special Teams Program	44	\$1,870	\$82,293	\$2,100	\$4,200	\$6,564	\$13,199	\$28,199	\$42,054	\$59,792	\$72,290	\$82,293
Evidence Unit Program	44	\$6,325	\$278,311	\$7,102	\$14,204	\$22,201	\$44,640	\$95,368	\$142,223	\$202,212	\$244,482	\$278,311
Communications & Dispatch Services	44	\$13,365	\$588,057	\$7,580	\$30,012	\$46,909	\$94,322	\$201,507	\$300,511	\$427,263	\$516,577	\$588,057
Records	44	\$6,751	\$297,030	\$7,580	\$15,160	\$23,694	\$47,643	\$101,783	\$228,206	\$215,813	\$260,926	\$297,030
Vehicles	53	\$15,691	\$831,624	\$15,691	\$37,658	\$53,349	\$120,821	\$327,942	\$470,731	\$659,023	\$753,169	\$831,624
Helicopter	44	\$1,646	\$72,404	\$1,848	\$3,696	\$5,776	\$11,613	\$24,811	\$37,000	\$52,606	\$63,603	\$72,404
Subtotal Services & Programs			\$4,903,280	\$100,662	\$213,990	\$342,707	\$706,318	\$1,835,284	\$2,852,915	\$3,814,281	\$4,394,273	\$4,903,280
Building Maintenance (Sq. Ft.)	19,000	\$10	\$185,915	\$19,570	\$19,570	\$19,570	\$19,570	\$68,495	\$185,915	\$185,915	\$185,915	\$185,915
Other	58	\$7,054	\$409,159	\$8,465	\$16,931	\$23,985	\$54,319	\$154,493	\$268,070	\$331,560	\$373,887	\$409,159
Total			\$12,691,596	\$287,009	\$569,172	\$836,784	\$1,740,822	\$4,840,802	\$7,426,943	\$10,123,683	\$11,493,266	\$12,691,596

"sheriff_phase_cost_sum"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] Timing shown is an approximation. For exact timing, see **Table A-1 in Appendix A**.

[2] Buildout excludes 411 SPA units. Therefore, the total costs at buildout correlate to the costs of service at the 13,716th unit, as provided by the County, not to the cost of providing service at the 14,132rd unit.

Table 17
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Sheriff (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)
Gross Annual Sheriff Cost at Buildout (Urban Level Service) [1]		\$12,691,596
Countywide Special Teams Cost [2]	HEG	(\$154,746)
Countywide Community Program Cost [2][3]	HEG	(\$1,175,696)
Subtotal Gross Annual Sheriff Cost at Buildout		\$11,361,154
Additional Offsetting Annual Revenues [4]	9%	(\$1,022,504)
Net Annual Sheriff Cost at Buildout		\$10,338,650
Percent Cost Reduction		19%
Share of Annual Sheriff Costs		
Residential	94.84%	\$9,805,560
Commercial	5.16%	\$533,090
Residents at Buildout		31,815
Cost per Capita		\$308
Total Units at Buildout		13,721
Cost per Unit [5]		\$715
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.15

"sheriff_cost"

Sources: Placer County, HEG, and EPS.

[1] Total annual costs from Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[2] Numbers taken from HEG memorandum dated November 29, 2006.

[3] Additional refinement to this item will occur as costs are evaluated in the context of countywide and municipal services.

[4] Current model identifies 9% offsetting revenues (based upon offsets of approximately 9% of budgeted costs.

See HEG Fiscal Analysis "Notes"), which will be subject to additional refinement.

[5] Per-unit fee rounded up to the nearest dollar.

Table 18
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Sheriff (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Costs [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						19% cost reduction	\$715 per unit	\$0.15 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$287,009	\$233,799	\$250,250	\$13,578	\$263,828	\$30,029
2009/10	350	700	90,500	181,000	\$569,172	\$463,651	\$500,500	\$27,157	\$527,657	\$64,005
2010/11	500	1,200	128,200	309,200	\$836,784	\$681,649	\$858,000	\$46,391	\$904,391	\$222,742
2011/12	500	1,700	128,200	437,400	\$1,356,023	\$1,104,624	\$1,215,500	\$65,626	\$1,281,126	\$176,501
2012/13	500	2,200	128,200	565,600	\$1,740,822	\$1,418,084	\$1,573,000	\$84,860	\$1,657,860	\$239,776
2013/14	500	2,700	128,200	693,800	\$2,041,419	\$1,662,952	\$1,930,500	\$104,095	\$2,034,595	\$371,643
2014/15	500	3,200	128,200	822,000	\$2,619,101	\$2,133,536	\$2,288,000	\$123,330	\$2,411,330	\$277,794
2015/16	500	3,700	128,200	950,200	\$3,128,158	\$2,548,216	\$2,645,500	\$142,564	\$2,788,064	\$239,848
2016/17	500	4,200	128,200	1,078,400	\$3,821,566	\$3,113,071	\$3,003,000	\$161,799	\$3,164,799	\$51,728
2017/18	500	4,700	128,200	1,206,600	\$4,840,802	\$3,943,346	\$3,360,500	\$181,034	\$3,541,534	(\$401,813)
2018/19	500	5,200	128,200	1,334,800	\$5,307,184	\$4,323,264	\$3,718,000	\$200,268	\$3,918,268	(\$404,996)
2019/20	500	5,700	128,200	1,463,000	\$5,677,831	\$4,625,195	\$4,075,500	\$219,503	\$4,295,003	(\$330,192)
2020/21	437	6,137	112,200	1,575,200	\$5,983,366	\$4,874,086	\$4,387,955	\$236,337	\$4,624,292	(\$249,794)
2021/22	437	6,574	112,200	1,687,400	\$6,502,982	\$5,297,368	\$4,700,410	\$253,171	\$4,953,581	(\$343,787)
2022/23	437	7,011	112,200	1,799,600	\$7,426,943	\$6,050,032	\$5,012,865	\$270,005	\$5,282,870	(\$767,162)
2023/24	437	7,448	112,200	1,911,800	\$7,672,721	\$6,250,245	\$5,325,320	\$286,839	\$5,612,159	(\$638,086)
2024/25	437	7,885	106,400	2,018,200	\$7,995,144	\$6,512,892	\$5,637,775	\$302,803	\$5,940,578	(\$572,315)
2025/26	417	8,302	106,400	2,124,600	\$8,800,647	\$7,169,059	\$5,935,930	\$318,767	\$6,254,697	(\$914,363)
2026/27	417	8,719	106,400	2,231,000	\$8,738,294	\$7,118,267	\$6,234,085	\$334,731	\$6,568,816	(\$549,451)
2027/28	417	9,136	106,400	2,337,400	\$9,423,875	\$7,676,745	\$6,532,240	\$350,694	\$6,882,934	(\$793,810)
2028/29	417	9,553	106,400	2,443,800	\$9,877,112	\$8,045,955	\$6,830,395	\$366,658	\$7,197,053	(\$848,901)
2029/30	417	9,970	106,400	2,550,200	\$10,123,683	\$8,246,812	\$7,128,550	\$382,622	\$7,511,172	(\$735,640)
2030/31	417	10,387	106,400	2,656,600	\$10,163,735	\$8,279,440	\$7,426,705	\$398,586	\$7,825,291	(\$454,149)
2031/32	417	10,804	106,400	2,763,000	\$10,410,382	\$8,480,360	\$7,724,860	\$414,550	\$8,139,410	(\$340,950)
2032/33	417	11,221	106,400	2,869,400	\$10,781,886	\$8,782,989	\$8,023,015	\$430,514	\$8,453,529	(\$329,460)
2033/34	417	11,638	106,400	2,975,800	\$11,246,698	\$9,161,627	\$8,321,170	\$446,477	\$8,767,647	(\$393,980)
2034/35	417	12,055	106,400	3,082,200	\$11,493,266	\$9,362,484	\$8,619,325	\$462,441	\$9,081,766	(\$280,717)
2035/36	417	12,472	106,324	3,188,524	\$11,739,913	\$9,563,404	\$8,917,480	\$478,394	\$9,395,874	(\$167,530)
2036/37	417	12,889	106,324	3,294,848	\$11,986,559	\$9,764,323	\$9,215,635	\$494,346	\$9,709,981	(\$54,342)
2037/38	417	13,306	106,324	3,401,172	\$12,233,206	\$9,965,243	\$9,513,790	\$510,299	\$10,024,089	\$58,846
2038/39	415	13,721	106,324	3,507,496	\$12,691,596	\$10,338,650	\$9,810,515	\$526,251	\$10,336,766	(\$1,884)
2039/40	0	13,721	45,584	3,553,080	\$12,691,596	\$10,338,650	\$9,810,515	\$533,090	\$10,343,605	\$4,955

"sheriff_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

TRAILS AND PARKS

Placer Vineyards contains over 47 miles of trails (including 0.5 miles of offsite trails between the PVSP boundary and the Sacramento County line), 115 acres of mini- and neighborhood parks, and 74 acres of community parks (including a corporation yard in each community park). Placer County Facility Services will provide maintenance services for these trails and parks.

These facilities will be constructed as shown in **Table 19**. Trails (excluding the Dry Creek Corridor) and mini- and neighborhood parks will be phased in gradually as development proceeds. Maintenance of the Dry Creek Corridor is triggered by the 4,000th building permit; actual development triggers for this trail are described in the D.A.

Phase 1 of the Eastern Community Park and its corresponding corporation yard is triggered at the 700th building permit; Phase 2 is triggered at the 4,000th building permit. The first phase of the Western Community Park (including its corporation yard) is triggered at 8,000 building permits; Phase 2 is triggered at 11,500 building permits. The Town Center Green and Community Center Parks are triggered at the 7,000th building permit.

SERVICE STANDARDS

Citygate's September 2005 report *Placer County Recreation and Park Development Project* recommends standards for trails and parks maintenance at a cost of approximately \$9,600 per linear trail mile and \$13,040 per park acre.⁵ These estimates are translated to 2006 dollars in **Table 20**. In addition, the County provided an estimate of two dollars per building square foot to maintain the two corporation yards located in the community parks.

ANNUAL OPERATING COSTS

Gross Costs

Based on the maintenance estimates described above, at buildout, trails will have an annual maintenance cost of \$470,000. Mini- and neighborhood parks will cost approximately \$1.5 million annually, community parks will cost nearly \$1.0 million, and

⁵ P. 21-23 of the Citygate report.

the corporation yards in the community parks will cost about \$12,000 annually. In total, gross costs will amount to roughly \$3.0 million annually (**Table 20**).

Offsetting Revenues

There are no projected offsetting revenues for trails or parks maintenance.

Net Annual Costs

Based on the net annual cost of \$3.0 million, the annual cost per unit is \$219. Commercial development is excluded from the trails and parks cost allocation.

Annual Cash Flow

The annual cash flow for trails and parks is shown in **Table 21**. The funding surplus and shortfall varies from year to year; the largest shortfall is approximately \$220,000. In 2038/39 the revenues for trails and parks maintenance exceed expenses and this annual surplus continues through buildout.

Table 19
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Trails and Parks

Item	Trigger Assumption		Unit Trigger
<u>Trails and Parks</u>			
Trails			
Trails in private parks, onsite trails (includes equestrian), and off-site trails	0.0032	miles per unit	Each unit
Dry Creek Corridor	4,000	building permit	4,000
Public Mini-Parks (Pocket Parks) and Neighborhood Parks			
Mini-Parks (Pocket Parks)	0.57	acres per 200th b.p.	Every 200 units
Neighborhood Parks	1.10	acres per 200th b.p.	Every 200 units
Community Parks			
Eastern Community Park Phase 1	700	building permit	700
Eastern Community Park Phase 2	4,000	building permit	4,000
Western Community Park Phase 1	8,000	building permit	8,000
Western Community Park Phase 2	11,500	building permit	11,500
Community Center Park	7,000	building permit	7,000
Town Center Green	7,000	building permit	7,000
Community Park Facilities			
Eastern Park Corporation Yard Shop	700	building permit	700
Western Park Corporation Yard Shop	8,000	building permit	8,000

"parks_phasing"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

Table 20
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Trails and Parks (2006\$)

Item	Assumptions		Annual Cost Buildout (2006\$)
	Units	Cost per Unit (2006\$)	
Trails and Parks			
Trails [1]	47.13 miles	\$9,888	\$466,021
Mini-Parks (Pocket Parks) & Neighborhood Parks [2]			
Mini-Parks (Pocket Parks)	39 acres	\$13,431	\$523,817
Neighborhood Parks	76 acres	\$13,431	\$1,014,056
Subtotal Mini-Parks (Pocket Parks) & Neighborhood Parks	115 acres	\$13,431	\$1,537,872
Community Parks [3]			
Eastern Community Park	32 acres	\$13,431	\$429,798
Western Community Park	33 acres	\$13,431	\$443,230
Community Center Park	5 acres	\$13,431	\$67,156
Town Center Green	4 acres	\$13,431	\$47,009
Subtotal Community Parks	74 acres	\$13,431	\$987,193
Community Park Facilities			
Eastern Community Park Corporation Yard	3,000 sq. ft.	\$2.06	\$6,180
Western Community Park Corporation Yard	3,000 sq. ft.	\$2.06	\$6,180
Subtotal Community Facilities	6,000 sq. ft.	\$2.06	\$12,360
Total Annual Trails and Parks Maintenance Cost			\$3,003,447
<hr/>			
Residents at Buildout			31,815
Cost per Capita			\$94
<hr/>			
Total Units at Buildout			13,721
Cost per Unit [4]			\$219

"parks_cost"

Sources: Citygate, HEG, Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), and EPS.

[1] Includes 0.5 miles of off-site trails between the Project and the Sacramento County line.

[2] Excludes private parks.

[3] May be some overlap of maintenance cost for Town Center Green and recreation center at Town Center.

[4] Per-unit fee rounded up to the nearest dollar.

Table 21
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Trails and Parks (Constant 2006\$)

Year	Units		Gross Annual Costs				Net Annual Cost [1]	Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative	Trails	Parks	Corporation Yards	Total Gross Annual Cost			
							0% cost reduction	\$219 per unit	
2008/09	350	350	\$11,176	\$39,229	\$0	\$50,405	\$50,405	\$76,650	\$26,245
2009/10	350	700	\$22,352	\$347,081	\$6,180	\$375,613	\$375,613	\$153,300	(\$222,313)
2010/11	500	1,200	\$38,318	\$403,122	\$6,180	\$447,620	\$447,620	\$262,800	(\$184,820)
2011/12	500	1,700	\$54,284	\$459,163	\$6,180	\$519,627	\$519,627	\$372,300	(\$147,327)
2012/13	500	2,200	\$70,250	\$515,204	\$6,180	\$591,634	\$591,634	\$481,800	(\$109,834)
2013/14	500	2,700	\$86,216	\$571,244	\$6,180	\$663,641	\$663,641	\$591,300	(\$72,341)
2014/15	500	3,200	\$102,182	\$627,285	\$6,180	\$735,647	\$735,647	\$700,800	(\$34,847)
2015/16	500	3,700	\$118,148	\$683,326	\$6,180	\$807,654	\$807,654	\$810,300	\$2,646
2016/17	500	4,200	\$157,548	\$900,541	\$6,180	\$1,064,270	\$1,064,270	\$919,800	(\$144,470)
2017/18	500	4,700	\$173,514	\$956,582	\$6,180	\$1,136,277	\$1,136,277	\$1,029,300	(\$106,977)
2018/19	500	5,200	\$189,480	\$1,012,623	\$6,180	\$1,208,283	\$1,208,283	\$1,138,800	(\$69,483)
2019/20	500	5,700	\$205,446	\$1,068,664	\$6,180	\$1,280,290	\$1,280,290	\$1,248,300	(\$31,990)
2020/21	437	6,137	\$219,400	\$1,117,644	\$6,180	\$1,343,224	\$1,343,224	\$1,344,003	\$779
2021/22	437	6,574	\$233,355	\$1,166,623	\$6,180	\$1,406,158	\$1,406,158	\$1,439,706	\$33,548
2022/23	437	7,011	\$247,309	\$1,329,768	\$6,180	\$1,583,257	\$1,583,257	\$1,535,409	(\$47,848)
2023/24	437	7,448	\$261,263	\$1,378,748	\$6,180	\$1,646,191	\$1,646,191	\$1,631,112	(\$15,079)
2024/25	437	7,885	\$275,217	\$1,427,727	\$6,180	\$1,709,125	\$1,709,125	\$1,726,815	\$17,690
2025/26	417	8,302	\$288,533	\$1,743,090	\$12,360	\$2,043,983	\$2,043,983	\$1,818,138	(\$225,845)
2026/27	417	8,719	\$301,849	\$1,789,828	\$12,360	\$2,104,036	\$2,104,036	\$1,909,461	(\$194,575)
2027/28	417	9,136	\$315,164	\$1,836,566	\$12,360	\$2,164,090	\$2,164,090	\$2,000,784	(\$163,306)
2028/29	417	9,553	\$328,480	\$1,883,304	\$12,360	\$2,224,143	\$2,224,143	\$2,092,107	(\$132,036)
2029/30	417	9,970	\$341,795	\$1,930,042	\$12,360	\$2,284,197	\$2,284,197	\$2,183,430	(\$100,767)
2030/31	417	10,387	\$355,111	\$1,976,780	\$12,360	\$2,344,251	\$2,344,251	\$2,274,753	(\$69,498)
2031/32	417	10,804	\$368,427	\$2,023,518	\$12,360	\$2,404,304	\$2,404,304	\$2,366,076	(\$38,228)
2032/33	417	11,221	\$381,742	\$2,070,256	\$12,360	\$2,464,358	\$2,464,358	\$2,457,399	(\$6,959)
2033/34	417	11,638	\$395,058	\$2,291,600	\$12,360	\$2,699,017	\$2,699,017	\$2,548,722	(\$150,295)
2034/35	417	12,055	\$408,373	\$2,338,338	\$12,360	\$2,759,071	\$2,759,071	\$2,640,045	(\$119,026)
2035/36	417	12,472	\$421,689	\$2,385,076	\$12,360	\$2,819,125	\$2,819,125	\$2,731,368	(\$87,757)
2036/37	417	12,889	\$435,005	\$2,431,814	\$12,360	\$2,879,178	\$2,879,178	\$2,822,691	(\$56,487)
2037/38	417	13,306	\$448,320	\$2,478,552	\$12,360	\$2,939,232	\$2,939,232	\$2,914,014	(\$25,218)
2038/39	415	13,721	\$461,572	\$2,525,066	\$12,360	\$2,998,997	\$2,998,997	\$3,004,899	\$5,902
2039/40	0	13,721	\$461,572	\$2,525,066	\$12,360	\$2,998,997	\$2,998,997	\$3,004,899	\$5,902

"parks_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

OPEN SPACE

Open space maintenance will be provided by Placer County Facility Services.

SERVICE STANDARDS

There are approximately 480 acres of on-site open space in the Plan Area. In addition to the on-site open space acreage there are also approximately 3,500 acres of off-site open space. There are also roughly 215 acres (or 10.5 miles) of onsite drainageway channels.

ANNUAL OPERATING COSTS

Triggers and Gross Annual Costs

For purposes of the Urban Services Plan, EPS assumes that the total cost for open space maintenance starts in year 1 of development (2008/09). This assumption is shown in **Table 22**. Maintenance costs for drainageway channels are assumed to begin at the start of development and are phased in on a straight-line basis through 50 percent of buildout, at which time 100 percent of cost is assumed.

The County estimates that the per-acre cost for on-site open space maintenance is \$300, which includes mowing for fire hazard, maintenance of buffer trees, and weed abatement. The County's maintenance estimated for off-site open space is \$165 per acre. The annual cost to maintain drainageway channels is \$50,000 per mile, based on estimates from MacKay & Soms. The total annual cost of maintaining both on- and off-site open space and drainage channels is approximately \$1.2 million at buildout, as shown in **Table 22**.

Offsetting Revenues

It is not expected that there will be any offsetting revenues to cover partial costs of maintaining open space.

Net Annual Costs

The annual cost of \$1.2 million results in a per-unit cost of \$91, as shown in **Table 23**. Commercial development is not charged for open space maintenance.

Annual Cash Flow

The annual cash flow is presented in **Table 24**. Since maintenance of all on- and off-site open space is required from the start of development, there is an operating deficit each year of development, until buildout is achieved and the cash flow becomes positive.

Table 22
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Open Space (2006\$)

Item	Annual Cost at Buildout (2006\$)	Timing
Annual Open Space Maintenance Costs		
Open Space Acres (On-Site)	476	1st Building Permit
Cost per Acre [1]	\$300	
Annual On-Site Open Space Cost	\$142,926	
Open Space Acres (Off-Site) [2]	3,537	1st Building Permit
Cost per Acre [1]	\$165	
Annual Off-Site Open Space Cost	\$583,605	
Drainageway Channel Acres	214	Straight-line:
Equivalent Drainageway Channel Miles [3]	10.3	1st Building Permit
Cost per Mile [3]	\$50,000	through 50% of
Annual Drainageway Channel Cost	\$512,500	Development
Subtotal Annual Open Space Cost at Buildout	\$1,239,031	

"open_space_phasing"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), MacKay & Somps, and Placer Vineyards Draft Specific Plan, December, 2006.

[1] Cost estimate provided by Placer County Executive Office (Dec. 14, 2006). Includes mowing for fire hazard, maintenance of buffer trees, and weed abatement.

[2] Open space acreage per Placer County Planning Department, via Placer County Executive Office (Dec. 7, 2006).

[3] Estimate provided by MacKay & Somps (Nov. 1, 2006).

Table 23
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Open Space (2006\$)

Item	Annual Cost at Buildout (2006\$)
Gross Annual Open Space Cost at Buildout	\$1,239,031
Offsetting Revenues	\$0
Net Total Annual Open Space Cost at Buildout	\$1,239,031
Percent Cost Reduction	0%
Residents at Buildout	31,815
Cost per Capita	\$39
Total Units at Buildout	13,721
Cost per Unit [1]	\$91

"open_space_cost"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] Per-unit fee rounded up to the nearest dollar.

Table 24
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Open Space (Constant 2006\$)

Year	Units		Gross Annual Cost			Net Annual Cost [1]	Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative	Open Space	Drainageways	Total			
						0% cost reduction	\$91 per unit	
2008/09	350	350	\$726,531	\$32,031	\$758,562	\$758,562	\$31,850	(\$726,712)
2009/10	350	700	\$726,531	\$64,063	\$790,594	\$790,594	\$63,700	(\$726,894)
2010/11	500	1,200	\$726,531	\$96,094	\$822,625	\$822,625	\$109,200	(\$713,425)
2011/12	500	1,700	\$726,531	\$128,125	\$854,656	\$854,656	\$154,700	(\$699,956)
2012/13	500	2,200	\$726,531	\$160,156	\$886,687	\$886,687	\$200,200	(\$686,487)
2013/14	500	2,700	\$726,531	\$192,188	\$918,719	\$918,719	\$245,700	(\$673,019)
2014/15	500	3,200	\$726,531	\$224,219	\$950,750	\$950,750	\$291,200	(\$659,550)
2015/16	500	3,700	\$726,531	\$256,250	\$982,781	\$982,781	\$336,700	(\$646,081)
2016/17	500	4,200	\$726,531	\$288,281	\$1,014,812	\$1,014,812	\$382,200	(\$632,612)
2017/18	500	4,700	\$726,531	\$320,313	\$1,046,844	\$1,046,844	\$427,700	(\$619,144)
2018/19	500	5,200	\$726,531	\$352,344	\$1,078,875	\$1,078,875	\$473,200	(\$605,675)
2019/20	500	5,700	\$726,531	\$384,375	\$1,110,906	\$1,110,906	\$518,700	(\$592,206)
2020/21	437	6,137	\$726,531	\$416,406	\$1,142,937	\$1,142,937	\$558,467	(\$584,470)
2021/22	437	6,574	\$726,531	\$448,438	\$1,174,969	\$1,174,969	\$598,234	(\$576,735)
2022/23	437	7,011	\$726,531	\$480,469	\$1,207,000	\$1,207,000	\$638,001	(\$568,999)
2023/24	437	7,448	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$677,768	(\$561,263)
2024/25	437	7,885	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$717,535	(\$521,496)
2025/26	417	8,302	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$755,482	(\$483,549)
2026/27	417	8,719	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$793,429	(\$445,602)
2027/28	417	9,136	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$831,376	(\$407,655)
2028/29	417	9,553	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$869,323	(\$369,708)
2029/30	417	9,970	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$907,270	(\$331,761)
2030/31	417	10,387	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$945,217	(\$293,814)
2031/32	417	10,804	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$983,164	(\$255,867)
2032/33	417	11,221	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,021,111	(\$217,920)
2033/34	417	11,638	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,059,058	(\$179,973)
2034/35	417	12,055	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,097,005	(\$142,026)
2035/36	417	12,472	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,134,952	(\$104,079)
2036/37	417	12,889	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,172,899	(\$66,132)
2037/38	417	13,306	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,210,846	(\$28,185)
2038/39	415	13,721	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,248,611	\$9,580
2039/40	0	13,721	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,248,611	\$9,580

"open_space_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

LANDSCAPE CORRIDORS

Landscape corridor maintenance will be provided by Placer County Facility Services.

SERVICE STANDARDS

There are nearly 110 acres of landscape corridors for major backbone infrastructure. In addition, there are an estimated 220 acres of subdivision landscape corridors.

Cost assumptions for landscape corridors are outlined in **Table 25**. Based on maintenance costs for comparable jurisdictions, a per-square foot cost of \$0.23 is used in this analysis, which results in an approximately \$10,300 maintenance cost per acre. Annual maintenance at buildout amounts to over \$3.4 million.

ANNUAL OPERATING COSTS

Triggers

For purposes of the Urban Services Plan, EPS assumes that the landscape corridor maintenance costs are allocated on a straight-line basis, starting in year 1 of development. This assumption is shown in **Table 25**.

Offsetting Revenues

It is not expected that there will be any offsetting revenues to cover the costs of maintaining landscape corridors.

Net Annual Costs

The annual \$3.4 million maintenance cost results in a per-unit cost of \$236 for residential development and a \$0.05 per-building square foot cost for commercial development, as shown in **Table 26**.

Annual Cash Flow

The annual cash flow for landscape corridors, shown in **Table 27**, shows that there is a deficit through the first 4 years of development, after which an annual surplus results, which continues through the end of development.

Table 25
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Landscape Corridors (2006\$)

Item	Unit Quantity	Cost/ Sq. Ft. [1]	Cost per Acre (2005\$)	Cost per Acre (2006\$) [2]	Annual Cost at Buildout (2006\$)	Timing
Backbone Landscape Corridors	107 acres	\$0.23	\$10,019	\$10,319	\$1,106,999	Straight-Line
Subdivision Landscape Corridors	223 acres	\$0.23	\$10,019	\$10,319	\$2,301,531	Straight-Line
Total	330 acres				\$3,408,530	

"land_corr_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] \$0.23 per acre per Placer County.

[2] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

Table 26
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Landscape Corridors (2006\$)

Item	Assumption	Cost at Buildout (2006\$)
Gross Annual Landscape Corridor Cost at Buildout		\$3,408,530
Offsetting Revenues		\$0
Net Total Annual Landscape Corridor Cost at Buildout		\$3,408,530
Percent Cost Reduction		0%
Share of Annual Landscape Corridor Maintenance Costs		
Residential	94.84%	\$3,232,777
Commercial	5.16%	\$175,754
Residents at Buildout		31,815
Cost per Capita		\$102
Total Units at Buildout		13,721
Cost per Unit [1]		\$236
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.05

"land_corr_cost"

Sources: MacKay & Somps, Placer County, and EPS.

[1] Per-unit fee rounded up to the nearest dollar.

Table 27
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Landscape Corridors (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						0% cost reduction	\$236 per unit	\$0.05 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$106,517	\$106,517	\$82,600	\$4,477	\$87,077	(\$19,440)
2009/10	350	700	90,500	181,000	\$213,033	\$213,033	\$165,200	\$8,953	\$174,153	(\$38,880)
2010/11	500	1,200	128,200	309,200	\$319,550	\$319,550	\$283,200	\$15,295	\$298,495	(\$21,055)
2011/12	500	1,700	128,200	437,400	\$426,066	\$426,066	\$401,200	\$21,636	\$422,836	(\$3,230)
2012/13	500	2,200	128,200	565,600	\$532,583	\$532,583	\$519,200	\$27,977	\$547,177	\$14,595
2013/14	500	2,700	128,200	693,800	\$639,099	\$639,099	\$637,200	\$34,319	\$671,519	\$32,419
2014/15	500	3,200	128,200	822,000	\$745,616	\$745,616	\$755,200	\$40,660	\$795,860	\$50,244
2015/16	500	3,700	128,200	950,200	\$852,133	\$852,133	\$873,200	\$47,002	\$920,202	\$68,069
2016/17	500	4,200	128,200	1,078,400	\$958,649	\$958,649	\$991,200	\$53,343	\$1,044,543	\$85,894
2017/18	500	4,700	128,200	1,206,600	\$1,065,166	\$1,065,166	\$1,109,200	\$59,685	\$1,168,885	\$103,719
2018/19	500	5,200	128,200	1,334,800	\$1,171,682	\$1,171,682	\$1,227,200	\$66,026	\$1,293,226	\$121,544
2019/20	500	5,700	128,200	1,463,000	\$1,278,199	\$1,278,199	\$1,345,200	\$72,367	\$1,417,567	\$139,369
2020/21	437	6,137	112,200	1,575,200	\$1,384,715	\$1,384,715	\$1,448,332	\$77,917	\$1,526,249	\$141,534
2021/22	437	6,574	112,200	1,687,400	\$1,491,232	\$1,491,232	\$1,551,464	\$83,467	\$1,634,931	\$143,699
2022/23	437	7,011	112,200	1,799,600	\$1,597,749	\$1,597,749	\$1,654,596	\$89,017	\$1,743,613	\$145,865
2023/24	437	7,448	112,200	1,911,800	\$1,704,265	\$1,704,265	\$1,757,728	\$94,567	\$1,852,295	\$148,030
2024/25	437	7,885	106,400	2,018,200	\$1,810,782	\$1,810,782	\$1,860,860	\$99,831	\$1,960,691	\$149,909
2025/26	417	8,302	106,400	2,124,600	\$1,917,298	\$1,917,298	\$1,959,272	\$105,094	\$2,064,366	\$147,067
2026/27	417	8,719	106,400	2,231,000	\$2,023,815	\$2,023,815	\$2,057,684	\$110,357	\$2,168,041	\$144,226
2027/28	417	9,136	106,400	2,337,400	\$2,130,331	\$2,130,331	\$2,156,096	\$115,620	\$2,271,716	\$141,384
2028/29	417	9,553	106,400	2,443,800	\$2,236,848	\$2,236,848	\$2,254,508	\$120,883	\$2,375,391	\$138,543
2029/30	417	9,970	106,400	2,550,200	\$2,343,365	\$2,343,365	\$2,352,920	\$126,146	\$2,479,066	\$135,701
2030/31	417	10,387	106,400	2,656,600	\$2,449,881	\$2,449,881	\$2,451,332	\$131,409	\$2,582,741	\$132,860
2031/32	417	10,804	106,400	2,763,000	\$2,556,398	\$2,556,398	\$2,549,744	\$136,672	\$2,686,416	\$130,018
2032/33	417	11,221	106,400	2,869,400	\$2,662,914	\$2,662,914	\$2,648,156	\$141,935	\$2,790,091	\$127,177
2033/34	417	11,638	106,400	2,975,800	\$2,769,431	\$2,769,431	\$2,746,568	\$147,198	\$2,893,766	\$124,335
2034/35	417	12,055	106,400	3,082,200	\$2,875,947	\$2,875,947	\$2,844,980	\$152,461	\$2,997,441	\$121,494
2035/36	417	12,472	106,324	3,188,524	\$2,982,464	\$2,982,464	\$2,943,392	\$157,721	\$3,101,113	\$118,649
2036/37	417	12,889	106,324	3,294,848	\$3,088,981	\$3,088,981	\$3,041,804	\$162,980	\$3,204,784	\$115,803
2037/38	417	13,306	106,324	3,401,172	\$3,195,497	\$3,195,497	\$3,140,216	\$168,239	\$3,308,455	\$112,958
2038/39	415	13,721	106,324	3,507,496	\$3,302,014	\$3,302,014	\$3,238,156	\$173,499	\$3,411,655	\$109,641
2039/40	0	13,721	45,584	3,553,080	\$3,408,530	\$3,408,530	\$3,238,156	\$175,754	\$3,413,910	\$5,379

"land_corr_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

COUNTYWIDE SERVICES

Countywide services include detention, District Attorney, probation, public defender, and other public protection services; human services; animal control; some general government services (e.g., county assessor, auditor/controller, treasurer/tax collector, legislative functions).⁶

SERVICE STANDARDS

As the population grows, there will be a gradual increase in the need for countywide services. For purposes of the Urban Services Plan, it is assumed that each residential unit or square foot of commercial space will generate a set increase in required services.

Based on per-unit and per-employee cost factors developed by HEG, it is estimated that the annual cost for countywide services amounts to \$711 per resident and \$159 per employee. These per-resident and per-employee costs exclude costs for sheriff, so as not to double-count services discussed above in the “Sheriff” section (see **Table 28**).

The baseline cost for the public safety component of these countywide costs is \$136 per resident and \$42 per employee, as calculated by HEG. The County estimates that to provide an urban level of service to new development, this baseline cost component should be increased by 15 percent. The annual cost figure of \$731 per resident and \$165 per employee in the PVSP Urban Services Plan includes this increase, as shown in **Table 28**.

In total, these multipliers result in an estimated \$24.1 million in costs for provision of countywide services at buildout, as summarized in **Table 28**.

ANNUAL OPERATING COSTS

Triggers and Gross Cost

For purposes of the Urban Services Plan, countywide services costs are assumed to be equivalent to revenues. As each unit is built, thus generating an additional need for services, the per-unit fee for countywide services is collected. The same is true for commercial development. This assumption is shown in **Table 28**.

⁶ Hausrath Economics Group, *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006 (pg. 3).

Offsetting Revenues

According to the HEG analysis and shown in **Table 29**, General Fund revenues, which will offset the countywide services cost of \$24.1 million, amount to approximately \$20.0 million at buildout. Public Safety Fund revenues amounting to \$3.6 million also will offset the gross countywide services cost.

Net Annual Costs

The net annual cost for countywide services is approximately \$460,000. Ninety-five percent of the net costs for countywide services are allocated to residential development; 5 percent of net costs are allocated to commercial development. Based on the net annual cost, the annual per-unit cost for countywide services is \$32; for commercial development, the annual per-square foot cost is \$0.01.

Cash Flow

Since costs are assumed to be equal to revenues, the cash flow for countywide services results in a zero balance at the end of each year, as shown in **Table 30**.

Table 28
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Countywide Services (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)	Timing
Annual per-Resident Countywide/Baseline Municipal Services Costs			
Countywide Services - Other [1]	Cost per Resident	\$248	
Countywide Services - Public Safety [1][2]	Cost per Resident	\$136	
Unincorporated Area/Municipal Services [1]	Cost per Resident	\$551	
(Less Sheriff) [3]	Cost per Resident	(\$224)	
Total Annual per-Resident Countywide/Baseline Municipal Costs		\$711	
Adjust per-Resident Cost to Account for Growth-Related Cost Increases [4]	15%	\$20	
Adjusted per-Resident Cost		\$731	Cost = Revenue
PVSP Residents at Buildout [5]		31,199	
Total Annual Resident Countywide/Base. Muni. Services Costs at Buildout		\$22,806,542	
Annual per-Employee Countywide/Baseline Municipal Services Costs			
Countywide Services - Other [1]	Cost per Employee	\$38	
Countywide Services - Public Safety [1][2]	Cost per Employee	\$42	
Unincorporated Area/Municipal Services [1]	Cost per Employee	\$148	
(Less Sheriff) [3]	Cost per Employee	(\$69)	
Total Annual per-Resident Countywide/Baseline Municipal Costs		\$159	
Adjust per-Employee Cost to Account for Growth-Related Cost Increases [4]	15%	\$6	
Adjusted per-Employee Cost		\$165	Cost = Revenue
PVSP Employees at Buildout [6]		7,584	
Total Annual Employee Countywide/Base. Muni. Services Costs at Buildout		\$1,253,800	
Total Annual Countywide/Baseline Municipal Services Costs		\$24,060,341	

*cnty_svc_phasing"

Sources: Hausrath Economics Group (HEG), *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006; Placer County.

[1] From HEG Fiscal Analysis, Table 1, page 6 and Table B.5.

[2] Includes contribution to Public Safety, Detention and Correction, Judicial, Protection and Prevention, and Administration.

[3] Sheriff cost backed out of total municipal services cost to avoid double-counting. See HEG Table B.5.

[4] 15 percent increase applied only to Public Safety portion of countywide services cost.

[5] Uses resident population as calculated by HEG since per-resident multipliers are calculated in the HEG study based on this residential population.

[6] Uses number of employees as calculated by HEG since per-employee multipliers are calculated in the HEG study based on this employee population.

Table 29
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Countywide Services (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)
Subtotal Annual Countywide Services Cost at Buildout		\$24,060,341
General Fund Offsetting Revenues [1]		(\$20,001,759)
Public Safety Fund Offsetting Revenues [1]		(\$3,598,489)
Net Annual Countywide Services Cost at Buildout		\$460,093
Percent Cost Reduction from Offsetting Revenues		83%
Share of Annual Countywide Services Costs		
Residential	94.84%	\$436,370
Commercial	5.16%	\$23,724
Residents at Buildout		31,199
Cost per Capita		\$14
Total Units at Buildout		13,721
Cost per Unit [2]		\$32
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.01

"cnty_svc_cost"

[1] From HEG Fiscal Analysis, Appendix A "Annual Fiscal Impact With Urban Services".

[2] Per-unit fee rounded up to the nearest dollar.

Table 30
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Countywide Services (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						83% cost reduction	\$32 per unit	\$0.01 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$613,693	\$11,804	\$11,200	\$604	\$11,804	\$0
2009/10	350	700	90,500	181,000	\$1,227,386	\$23,609	\$22,400	\$1,209	\$23,609	\$0
2010/11	500	1,200	128,200	309,200	\$2,103,711	\$40,465	\$38,400	\$2,065	\$40,465	\$0
2011/12	500	1,700	128,200	437,400	\$2,980,036	\$57,320	\$54,400	\$2,920	\$57,320	\$0
2012/13	500	2,200	128,200	565,600	\$3,856,361	\$74,176	\$70,400	\$3,776	\$74,176	\$0
2013/14	500	2,700	128,200	693,800	\$4,732,687	\$91,032	\$86,400	\$4,632	\$91,032	\$0
2014/15	500	3,200	128,200	822,000	\$5,609,012	\$107,888	\$102,400	\$5,488	\$107,888	\$0
2015/16	500	3,700	128,200	950,200	\$6,485,337	\$124,744	\$118,400	\$6,344	\$124,744	\$0
2016/17	500	4,200	128,200	1,078,400	\$7,361,662	\$141,600	\$134,400	\$7,200	\$141,600	\$0
2017/18	500	4,700	128,200	1,206,600	\$8,237,987	\$158,456	\$150,400	\$8,056	\$158,456	\$0
2018/19	500	5,200	128,200	1,334,800	\$9,114,312	\$175,312	\$166,400	\$8,912	\$175,312	\$0
2019/20	500	5,700	128,200	1,463,000	\$9,990,638	\$192,168	\$182,400	\$9,768	\$192,168	\$0
2020/21	437	6,137	112,200	1,575,200	\$10,756,599	\$206,902	\$196,384	\$10,518	\$206,902	\$0
2021/22	437	6,574	112,200	1,687,400	\$11,522,561	\$221,635	\$210,368	\$11,267	\$221,635	\$0
2022/23	437	7,011	112,200	1,799,600	\$12,288,523	\$236,368	\$224,352	\$12,016	\$236,368	\$0
2023/24	437	7,448	112,200	1,911,800	\$13,054,484	\$251,101	\$238,336	\$12,765	\$251,101	\$0
2024/25	437	7,885	106,400	2,018,200	\$13,818,421	\$265,795	\$252,320	\$13,475	\$265,795	\$0
2025/26	417	8,302	106,400	2,124,600	\$14,549,095	\$279,850	\$265,664	\$14,186	\$279,850	\$0
2026/27	417	8,719	106,400	2,231,000	\$15,279,769	\$293,904	\$279,008	\$14,896	\$293,904	\$0
2027/28	417	9,136	106,400	2,337,400	\$16,010,443	\$307,959	\$292,352	\$15,607	\$307,959	\$0
2028/29	417	9,553	106,400	2,443,800	\$16,741,117	\$322,013	\$305,696	\$16,317	\$322,013	\$0
2029/30	417	9,970	106,400	2,550,200	\$17,471,791	\$336,068	\$319,040	\$17,028	\$336,068	\$0
2030/31	417	10,387	106,400	2,656,600	\$18,202,465	\$350,122	\$332,384	\$17,738	\$350,122	\$0
2031/32	417	10,804	106,400	2,763,000	\$18,933,139	\$364,176	\$345,728	\$18,448	\$364,176	\$0
2032/33	417	11,221	106,400	2,869,400	\$19,663,813	\$378,231	\$359,072	\$19,159	\$378,231	\$0
2033/34	417	11,638	106,400	2,975,800	\$20,394,487	\$392,285	\$372,416	\$19,869	\$392,285	\$0
2034/35	417	12,055	106,400	3,082,200	\$21,125,161	\$406,340	\$385,760	\$20,580	\$406,340	\$0
2035/36	417	12,472	106,324	3,188,524	\$21,855,809	\$420,394	\$399,104	\$21,290	\$420,394	\$0
2036/37	417	12,889	106,324	3,294,848	\$22,586,456	\$434,448	\$412,448	\$22,000	\$434,448	\$0
2037/38	417	13,306	106,324	3,401,172	\$23,317,104	\$448,501	\$425,792	\$22,709	\$448,501	\$0
2038/39	415	13,721	106,324	3,507,496	\$24,044,425	\$462,491	\$439,072	\$23,419	\$462,491	\$0
2039/40	0	13,721	45,584	3,553,080	\$24,060,341	\$462,796	\$439,072	\$23,724	\$462,796	\$0

"cnty_svc_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

LIBRARY

Library services will be provided through the Placer County Library.

SERVICE STANDARDS

According to the Placer County Executive Office the library facility will operate 6 days a week with business hours on two or three evenings per week. The County suggests the staffing guidelines outlined below:

- Senior Librarian: 1;
- Librarian II: 2;
- Library Clerk-Senior: 1;
- Library Clerk-Journey Half-Time: 5;
- Library Clerk-Journey Full-Time: 5;
- Technical Sol. Analyst: 0.25; and
- Extra Help: TBD.

ANNUAL OPERATING COSTS

Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven by the triggers set forth in the Placer Vineyards Specific Plan Public Facilities Financing Plan. The interim library facility (1st building permit) could be shared with the Sheriff facility or may be provided through a book mobile or other interim facility. The Phase 1 Permanent Facility is triggered at the 3,000th building permit and the Phase 2 Permanent Facility's proposed trigger is the 10,000th building permit. Twenty percent of the staffing cost is assumed to be triggered at the 1st building permit. An additional 20 percent of staffing costs is assumed to be triggered at 3,000 building permits. The remaining 60 percent of annual staffing costs (for a total of 100 percent staffing costs) is triggered concurrently with the permanent library facility, at 10,000 building permits. These assumptions are shown in **Table 31**.

Based on these levels of service discussed above, the gross cost of library operations at buildout is \$1.6 million, as shown in **Table 31**. Placer Vineyards' share of gross library operations would amount to \$990,000, as shown in **Table 32**. Sixty-two percent of gross library costs are attributed to Placer Vineyards because Placer Vineyards represents

62 percent of the total residential population of Placer Vineyards, Placer Ranch, and Regional University combined.

Offsetting Revenues

As shown in **Table 32**, annual revenues from the Library Fund are expected to offset \$367,000 of library costs each year. Actual Library Fund revenues amount to over \$590,000 annually at buildout (as shown in the HEG fiscal analysis study), but only 62 percent of these revenues are used to offset the costs attributed to Placer Vineyards.

Net Annual Costs

The net cost to Placer Vineyards residents for library services is \$627,000 annually (**Table 32**). This results in a per-residential unit cost of \$46. Commercial development is not charged for library services.

Annual Cash Flow

The annual cash flow for library services shows an alternating deficit and surplus, depending on the year. At buildout in 2038/39, the annual balance is positive, as shown in **Table 33**.

Table 31
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Library (2006\$)

Item	Unit Quantity	Cost per Unit	Total Cost (2006\$)	Timing (Building Permits)		
				1	3,000	10,000
Staff						
Senior Librarian	1	\$100,152	\$100,152	\$20,030	\$20,030	\$60,091
Librarian II	2	\$88,975	\$177,950	\$35,590	\$35,590	\$106,770
Library Clerk - Senior	1	\$60,222	\$60,222	\$12,044	\$12,044	\$36,133
Library Clerk - Journey HT	5	\$26,310	\$131,550	\$26,310	\$26,310	\$78,930
Library Clerk - Journey FT	5	\$54,624	\$273,120	\$54,624	\$54,624	\$163,872
Technology Sol. Analyst	0.25	\$95,798	\$23,950	\$4,790	\$4,790	\$14,370
Extra Help		\$80,000	\$80,000	\$16,000	\$16,000	\$48,000
Staff Subtotal	14.25		\$846,944	\$169,389	\$169,389	\$508,166
Programs						
Library Collection	1	\$225,000	\$225,000	\$45,000	\$45,000	\$135,000
Placer Adult Literacy	1	\$20,000	\$20,000	\$4,000	\$4,000	\$12,000
Program Subtotal			\$245,000	\$49,000	\$49,000	\$147,000
Facility Maintenance						
Building & Grounds	1	\$170,000	\$170,000	\$34,000	\$34,000	\$102,000
Electrical	1	\$52,000	\$52,000	\$10,400	\$10,400	\$31,200
Gas	1	\$9,000	\$9,000	\$1,800	\$1,800	\$5,400
Water	1	\$6,000	\$6,000	\$1,200	\$1,200	\$3,600
Disposal	1	\$6,500	\$6,500	\$1,300	\$1,300	\$3,900
Technology & Communications	1	\$70,000	\$70,000	\$14,000	\$14,000	\$42,000
Facility Maint. Subtotal (25,000 sq. ft.)			\$313,500	\$62,700	\$62,700	\$188,100
Library & Office Supplies						
Library & Office Supplies	1	\$90,000	\$90,000	\$18,000	\$18,000	\$54,000
Library & Office Supplies Subtotal			\$90,000	\$18,000	\$18,000	\$54,000
Equipment Replacement						
Equipment Replacement	1	\$5,000	\$5,000	\$1,000	\$1,000	\$3,000
Equipment Replacement Subtotal			\$5,000	\$1,000	\$1,000	\$3,000
Other Charges						
Misc. Expense	1	\$2,500	\$2,500	\$500	\$500	\$1,500
Mileage & Training	1	\$6,000	\$6,000	\$1,200	\$1,200	\$3,600
Other Charges Subtotal			\$8,500	\$1,700	\$1,700	\$5,100
Total Cost Excluding Administrative Overhead			\$1,508,944	\$301,789	\$301,789	\$905,366
Administrative Overhead	11%	\$165,984	\$165,984	\$33,197	\$33,197	\$99,590
Subtotal Library			\$1,674,927	\$334,985	\$334,985	\$1,004,956
Total Annual Library (inc. 5% Cost Reduction) [1]			\$1,591,181	\$318,236	\$318,236	\$954,709
Cumulative Cost				\$318,236	\$636,472	\$1,591,181

"library_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] County approved 5-percent cost reduction for library (as of Nov. 2006).

Table 32
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Library (2006\$)

Item	Annual Cost at Buildout (2006\$)
Gross Annual Library Costs	\$1,591,181
Percent Allocation to PV [1]	62%
Placer Vineyards Share of Gross Annual Library Costs	\$993,687
Offsetting Revenues (Library Fund) [2]	(\$366,785)
Net Annual Library Costs at Buildout	\$626,902
Percent Cost Reduction	37%
Residents at Buildout	31,815
Cost per Capita	\$20
Total Units at Buildout	13,721
Cost per Unit [3]	\$46

"library_cost"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), Hausrath Economics Group and EPS.

- [1] Total annual library costs are \$1.59 million. It is assumed that 62 percent of the total cost is allocated to Placer Vineyards (62 percent of the capital costs are attributed to PV in the Southwest Placer Fee program, based on proportion of total population (see PV Financing Plan). The remainder is allocated to Placer Ranch and Regional University.
- [2] HEG Fiscal Impact Analysis (August 24, 2006), Table 9, page 17. Only 62 percent of the total library offsets (\$587,329) are allocated to offset PV costs (see footnote [1]).
- [3] Per-unit cost rounded up to the nearest dollar.

Table 33
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Library (Constant 2006\$)

Year	Units		Gross Annual Cost [1]	Net Annual Cost [2]	Annual Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative				
				37% cost reduction	\$46 per unit	
2008/09	350	350	\$198,737	\$125,380	\$16,100	(\$109,280)
2009/10	350	700	\$198,737	\$125,380	\$32,200	(\$93,180)
2010/11	500	1,200	\$198,737	\$125,380	\$55,200	(\$70,180)
2011/12	500	1,700	\$198,737	\$125,380	\$78,200	(\$47,180)
2012/13	500	2,200	\$198,737	\$125,380	\$101,200	(\$24,180)
2013/14	500	2,700	\$198,737	\$125,380	\$124,200	(\$1,180)
2014/15	500	3,200	\$397,475	\$250,761	\$147,200	(\$103,561)
2015/16	500	3,700	\$397,475	\$250,761	\$170,200	(\$80,561)
2016/17	500	4,200	\$397,475	\$250,761	\$193,200	(\$57,561)
2017/18	500	4,700	\$397,475	\$250,761	\$216,200	(\$34,561)
2018/19	500	5,200	\$397,475	\$250,761	\$239,200	(\$11,561)
2019/20	500	5,700	\$397,475	\$250,761	\$262,200	\$11,439
2020/21	437	6,137	\$397,475	\$250,761	\$282,302	\$31,541
2021/22	437	6,574	\$397,475	\$250,761	\$302,404	\$51,643
2022/23	437	7,011	\$397,475	\$250,761	\$322,506	\$71,745
2023/24	437	7,448	\$397,475	\$250,761	\$342,608	\$91,847
2024/25	437	7,885	\$397,475	\$250,761	\$362,710	\$111,949
2025/26	417	8,302	\$397,475	\$250,761	\$381,892	\$131,131
2026/27	417	8,719	\$397,475	\$250,761	\$401,074	\$150,313
2027/28	417	9,136	\$397,475	\$250,761	\$420,256	\$169,495
2028/29	417	9,553	\$397,475	\$250,761	\$439,438	\$188,677
2029/30	417	9,970	\$397,475	\$250,761	\$458,620	\$207,859
2030/31	417	10,387	\$993,687	\$626,902	\$477,802	(\$149,100)
2031/32	417	10,804	\$993,687	\$626,902	\$496,984	(\$129,918)
2032/33	417	11,221	\$993,687	\$626,902	\$516,166	(\$110,736)
2033/34	417	11,638	\$993,687	\$626,902	\$535,348	(\$91,554)
2034/35	417	12,055	\$993,687	\$626,902	\$554,530	(\$72,372)
2035/36	417	12,472	\$993,687	\$626,902	\$573,712	(\$53,190)
2036/37	417	12,889	\$993,687	\$626,902	\$592,894	(\$34,008)
2037/38	417	13,306	\$993,687	\$626,902	\$612,076	(\$14,826)
2038/39	415	13,721	\$993,687	\$626,902	\$631,166	\$4,264
2039/40	0	13,721	\$993,687	\$626,902	\$631,166	\$4,264

"library_surplus"

- [1] Reflects Placer Vineyards' share of Gross Annual Cost.
[2] Percent cost reduction attributable to offsetting revenues.

TRANSIT

Before development begins in the PVSP, a Transit Master Plan for public transit service will be prepared and approved by the County Board of Supervisors before the approval for recordation of the first large-lot subdivision map within the Plan Area. The Transit Master Plan will describe in detail the service providers and the transit service levels for the PVSP.

SERVICE STANDARDS

The Transit Master Plan will utilize, as a basis for determining the service requirements, the service levels described in Alternative 5 (Inter-Regional + High Suburban Local + Commuter), West Placer Transit Study dated October 3, 2005, prepared by LSC Transportation Consultants. The estimated costs described below are based on the provision of local bus service seven days a week (5:00 a.m. to 9:00 p.m. Monday through Saturday), and bus stops within one-quarter mile of the majority of residences. In addition, these costs assume the provision of dial-a-ride, commuter (City of Sacramento), and inter-regional (Roseville, Rocklin) services.

ANNUAL OPERATING COSTS

Triggers and Gross Cost

The timing of transit services will be determined in the Transit Master Plan. Costs for transit services are triggered at 1,000 building permits, 2,500 building permits, 5,000 building permits and 7,000 building permits. This assumption is shown in **Table 34**.

The allocation of annual transit costs to the PVSP, which was provided by the County (based upon the LSC Study for Alternative 5), are expected to total over \$2.9 million annually at buildout.

Offsetting Revenues

The annual cost to provide transit services is summarized in **Table 35**. Costs are allocated to both residential and nonresidential development. State and federal funds may be available to offset costs. Until more detailed estimates from the Transit Master Plan are available, a 50-percent offset is assumed.

Net Annual Costs

A 50-percent offset results in a net annual cost of \$1.5 million. The per-residential unit cost is \$102 and the per-square foot cost for commercial development is \$0.02, as shown in **Table 35**.

Annual Cash Flow

As shown in **Table 36**, transit services show a net operating surplus in the first 2 years of development and then an annual shortfall through 2037/38. The maximum annual shortfall occurs after the 7,000th building permit (2022/23), at which point the shortfall amounts to over \$700,000.

Table 34
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Transit (2006\$)

Item	Unit Quantity	Cost/ Unit [1]	Total Cost (2006\$)	Timing (Building Permits)			
				1,000	2,500	5,000	7,000
Staff							
Transportation Supervisor	1	\$78,280	\$78,280			\$78,280	
Administrative Dispatcher	1	\$70,040	\$70,040			\$70,040	
Staff Subtotal			\$148,320	\$0	\$0	\$148,320	\$0
Transit Programs Subtotal	N/A	N/A	\$2,598,175	\$357,544	\$631,163	\$838,101	\$771,367
Supplies							
Printed Materials	1	\$16,995	\$16,995	\$16,995			
Computers	1	\$2,575	\$2,575			\$2,575	
Office Supplies & Expenses	1	\$2,575	\$2,575			\$2,575	
Postage	1	\$2,060	\$2,060			\$2,060	
Other Supplies	1	\$3,090	\$3,090			\$3,090	
Supplies Subtotal			\$27,295	\$16,995	\$0	\$10,300	\$0
Building Maintenance Subtotal	1	\$10,300	\$10,300			\$10,300	
Internal Charges							
County Vehicle Mileage	1	\$15,450	\$15,450	\$15,450			
Drug/Alcohol Testing	1	\$4,120	\$4,120		\$4,120		
County Telecom Charges	1	\$27,604	\$27,604			\$27,604	
Internal Charges Subtotal			\$47,174	\$15,450	\$4,120	\$27,604	\$0
Administrative Overhead							
Public Works Manager 20%	1	\$18,540	\$18,540	\$2,551	\$4,504	\$5,981	\$5,504
Senior Transportation System Sup. 20%	1	\$12,360	\$12,360	\$1,701	\$3,003	\$3,987	\$3,670
Analyst 20%	1	\$10,506	\$10,506	\$1,446	\$2,552	\$3,389	\$3,119
DPW Admin Charges	1	\$33,990	\$33,990	\$4,677	\$8,257	\$10,964	\$10,091
A 87	1	\$30,900	\$30,900	\$4,252	\$7,506	\$9,968	\$9,174
Administrative Overhead Subtotal			\$106,296	\$14,628	\$25,822	\$34,288	\$31,558
Total			\$2,937,560	\$404,617	\$661,105	\$1,068,913	\$802,925
Cumulative				\$404,617	\$1,065,722	\$2,134,635	\$2,937,560

"transit_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

Table 35
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Transit (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)
Annual Transit Costs		
Staff		\$148,320
Transit Programs		\$2,598,175
Supplies		\$27,295
Building Maintenance		\$10,300
Internal Charges		\$47,174
Administrative Overhead		\$106,296
Subtotal Annual Transit Cost at Buildout [1]		\$2,937,560
Offsetting Revenues [2]		(\$1,468,780)
Net Total Annual Transit Cost at Buildout		\$1,468,780
Percent Cost Reduction [2]		50%
Share of Annual Transit Costs		
Residential	94.84%	\$1,393,046
Commercial	5.16%	\$75,734
Residents at Buildout		31,815
Cost per Capita		\$44
Total Units at Buildout		13,721
Cost per Unit [3]		\$102
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.02

"transit_cost"

Source: Placer County.

[1] Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

[2] May include state and federal funds and farebox recovery.

[3] Per-unit fee rounded up to the nearest dollar.

Table 36
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Transit (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost			Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative	Services	Staffing	Total Cost		Residential	Nonresidential	Total	
								50% cost reduction	\$102 per unit	\$0.02 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$0	\$0	\$0	\$0	\$35,700	\$1,929	\$37,629	\$37,629
2009/10	350	700	90,500	181,000	\$0	\$0	\$0	\$0	\$71,400	\$3,858	\$75,258	\$75,258
2010/11	500	1,200	128,200	309,200	\$357,544	\$47,073	\$404,617	\$202,308	\$122,400	\$6,591	\$128,991	(\$73,318)
2011/12	500	1,700	128,200	437,400	\$357,544	\$47,073	\$404,617	\$202,308	\$173,400	\$9,323	\$182,723	(\$19,585)
2012/13	500	2,200	128,200	565,600	\$357,544	\$47,073	\$404,617	\$202,308	\$224,400	\$12,056	\$236,456	\$34,148
2013/14	500	2,700	128,200	693,800	\$988,707	\$77,015	\$1,065,722	\$532,861	\$275,400	\$14,788	\$290,188	(\$242,673)
2014/15	500	3,200	128,200	822,000	\$988,707	\$77,015	\$1,065,722	\$532,861	\$326,400	\$17,521	\$343,921	(\$188,940)
2015/16	500	3,700	128,200	950,200	\$988,707	\$77,015	\$1,065,722	\$532,861	\$377,400	\$20,254	\$397,654	(\$135,207)
2016/17	500	4,200	128,200	1,078,400	\$988,707	\$77,015	\$1,065,722	\$532,861	\$428,400	\$22,986	\$451,386	(\$81,475)
2017/18	500	4,700	128,200	1,206,600	\$988,707	\$77,015	\$1,065,722	\$532,861	\$479,400	\$25,719	\$505,119	(\$27,742)
2018/19	500	5,200	128,200	1,334,800	\$1,826,808	\$307,827	\$2,134,635	\$1,067,317	\$530,400	\$28,451	\$558,851	(\$508,466)
2019/20	500	5,700	128,200	1,463,000	\$1,826,808	\$307,827	\$2,134,635	\$1,067,317	\$581,400	\$31,184	\$612,584	(\$454,733)
2020/21	437	6,137	112,200	1,575,200	\$1,826,808	\$307,827	\$2,134,635	\$1,067,317	\$625,974	\$33,576	\$659,550	(\$407,768)
2021/22	437	6,574	112,200	1,687,400	\$1,826,808	\$307,827	\$2,134,635	\$1,067,317	\$670,548	\$35,967	\$706,515	(\$360,802)
2022/23	437	7,011	112,200	1,799,600	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$715,122	\$38,359	\$753,481	(\$715,299)
2023/24	437	7,448	112,200	1,911,800	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$759,696	\$40,750	\$800,446	(\$668,334)
2024/25	437	7,885	106,400	2,018,200	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$804,270	\$43,018	\$847,288	(\$621,492)
2025/26	417	8,302	106,400	2,124,600	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$846,804	\$45,286	\$892,090	(\$576,690)
2026/27	417	8,719	106,400	2,231,000	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$889,338	\$47,554	\$936,892	(\$531,888)
2027/28	417	9,136	106,400	2,337,400	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$931,872	\$49,822	\$981,694	(\$487,086)
2028/29	417	9,553	106,400	2,443,800	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$974,406	\$52,090	\$1,026,496	(\$442,284)
2029/30	417	9,970	106,400	2,550,200	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,016,940	\$54,358	\$1,071,298	(\$397,482)
2030/31	417	10,387	106,400	2,656,600	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,059,474	\$56,626	\$1,116,100	(\$352,680)
2031/32	417	10,804	106,400	2,763,000	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,102,008	\$58,894	\$1,160,902	(\$307,878)
2032/33	417	11,221	106,400	2,869,400	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,144,542	\$61,162	\$1,205,704	(\$263,076)
2033/34	417	11,638	106,400	2,975,800	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,187,076	\$63,430	\$1,250,506	(\$218,274)
2034/35	417	12,055	106,400	3,082,200	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,229,610	\$65,698	\$1,295,308	(\$173,472)
2035/36	417	12,472	106,324	3,188,524	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,272,144	\$67,964	\$1,340,108	(\$128,672)
2036/37	417	12,889	106,324	3,294,848	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,314,678	\$70,230	\$1,384,908	(\$83,872)
2037/38	417	13,306	106,324	3,401,172	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,357,212	\$72,497	\$1,429,709	(\$39,071)
2038/39	415	13,721	106,324	3,507,496	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,399,542	\$74,763	\$1,474,305	\$5,525
2039/40	0	13,721	45,584	3,553,080	\$2,598,175	\$339,385	\$2,937,560	\$1,468,780	\$1,399,542	\$75,734	\$1,475,276	\$6,496

[1] Percent cost reduction attributable to offsetting revenues.

"transit_surplus"

RECREATION SERVICES

Placer County Facility Services will provide regional park facilities maintenance, staffing, and general and recreation programming. **Table 37** summarizes the development timing of community park and regional recreation facilities. While this section summarizes the estimated costs for recreation services, **Appendix C** contains the detail supporting these estimates.

SERVICE STANDARDS

Recreation Facilities and Maintenance

In conjunction with the recommendations made in the 2005 Citygate report, *Placer County Recreation and Park Development Project*, the County has developed the following standards for the provision of regional recreation facilities: for every 40,000 people, there should be one aquatic center, community center, gymnasium, senior center, recreation center, and youth center. Citygate estimates maintenance costs for these facilities, expressed on a per-capita basis amounting to a combined \$17.61 per capita (**Table 38**).

The County also recommends the construction of two skate parks to serve the entire PVSP. The per-capita cost for skate parks maintenance amounts to \$5.68 (also in **Table 38**).

Supervisory Staffing

The Citygate report, *Placer County Recreation and Park Development Project*, recommends the following staffing guidelines to serve the total population projected for southwest Placer County:

Recreation Manager: 1;

Recreation Supervisor: 2; and

Secretary: 4.

The County estimates that these staffing levels can be provided at a gross cost of \$13.30 per capita, including administration and materials and supplies (**Table 38**). The staffing outlined above comprises only the core supervisory staff; other staffing will be added as the recreational programs and services are defined.

Recreation Programming

Citygate estimates that the annual cost for recreation programming comprises two recreation components: \$16.00 (2005\$) net per capita for general programming and \$25.00 (2005\$) net per capita for recreation programming at regional recreation facilities.⁷ The County estimates additional revenue provided through user fees at a rate of 55 percent. By updating Citygate's 2005 estimates to 2006 dollars and applying a 55 percent user fee revenue, total annual recreation costs are estimated at \$42.85 per capita for general programming and \$66.94 per capita for recreation programming; these figures include administration costs (**Table 38**).

ANNUAL OPERATING COSTS

Triggers

Facility (signifying the start of maintenance) and programming triggers are shown in **Table 37**. Phase 1 of the recreation center is triggered by the 700th building permit; the 2nd phase is triggered at the 4,000th building permit. The community center is triggered at 7,000 building permits. At 9,000 building permits, the gymnasium will be constructed. The aquatic center is required at the 10,000th building permit. The senior center is triggered by the 11,500th building permit, as is the youth center.

Staffing triggers are based on projected population. A recreation manager, recreation supervisor and secretary are required when the Placer Vineyards, Placer Ranch, and Regional University combined population reaches 4,000. An additional secretary is needed once the combined population reaches 10,000 and again when the population reaches 14,000. A second recreation supervisor and another secretary are required once the combined population reaches 20,000. Costs for recreation programming are triggered with each new project resident.

Annual per-capita costs for community and regional recreation facilities, staffing and recreation services are shown in **Table 38**. Project-wide annual maintenance for community and regional recreation facilities (e.g., skate park, aquatic center, gymnasium, youth center) amounts to over \$740,000 at buildout—\$180,000 for the skate parks and \$560,000 for other facilities. This cost includes the staffing cost for the skate parks (the Citygate report did not differentiate between facility maintenance and staffing for the skate park). Staffing, administration, and materials costs for the remaining facilities total over \$423,000 annually, as shown in **Table 39**. Gross annual general programming and recreation programming costs amount to nearly

⁷ The regional recreation figure of \$25 excludes programming at the Aquatic Center; programming costs for the Aquatic Center are included in the operations and maintenance budget for that facility.

\$3.5 million—\$1.3 million for general programming and \$2.1 million for recreation programming.

Offsetting Revenues

Offsetting revenues from cost recovery (e.g., user charges) amount to nearly \$2.2 million annually, for recreation supervision, general programming and recreation programming combined (**Table 40**). As described previously, user fees provide 55 percent of the recreation budget.

Net Annual Costs

Based on the net annual cost of over \$2.5 million, the per-unit cost for community and regional recreation facilities maintenance, staffing, and recreation services is \$183, as shown in **Table 39**. Commercial development is not charged for maintenance of community and regional facilities and provision of recreation services.

Annual Cash Flow

Table 40 shows the cash flow analysis for Placer Vineyards. Community and regional recreation facilities, staffing, and recreation services shows a surplus during the first few years of development, as shown in **Table 40**. There are estimated alternating surpluses and deficits through the remainder of development. The cash flow becomes positive in the last year of buildout of Placer Vineyards.

Table 37
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Recreation Services

Item	Trigger Assumption		Unit Trigger (Building Permit)
<u>Facilities & Staffing</u>			
Community Park Facilities & Staffing			
Skate Park 1	4,000	building permit	4,000
Skate Park 2	11,500	building permit	11,500
Skate Park Materials and Supplies	35% of total staffing		N/A
Regional Recreation Facilities Maintenance			
Aquatic Center	10,000	building permit	10,000
Recreation Center Ph. 1	700	building permit	700
Recreation Center Ph. 2	4,000	building permit	4,000
Gymnasium	9,000	building permit	9,000
Community Center	7,000	building permit	7,000
Senior Center	11,500	building permit	11,500
Youth Center	11,500	building permit	11,500
Recreation Supervision Staffing Cost			
Recreation Manager	4,000	population	1,725
Recreation Supervisor	4,000	population	1,725
Recreation Supervisor	20,000	population	8,625
Secretary	4,000	population	1,725
Secretary	10,000	population	4,313
Secretary	14,000	population	6,038
Secretary	20,000	population	8,625
Administration	17% of total staffing		N/A
Materials and Supplies	35% of total staffing		N/A

"reg_parks_phasing"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

Table 38
Placer Vineyards Specific Plan - Urban Services Plan
Per-Capita Recreation Services Multipliers (2006\$)

Item	Gross Per-Capita Multiplier (2006\$) [1]
<u>Facilities</u>	
Community Park Facilities	
Skate Park Facility Maintenance & Staffing	\$5.68
Regional Recreation Facilities	
Aquatic Center	\$7.73
Recreation Center Ph. 1	\$0.62
Recreation Center Ph. 2	\$0.62
Gymnasium	\$1.85
Community Center	\$4.33
Senior Center	\$1.24
Youth Center	\$1.24
Subtotal	\$17.61
<u>Recreation Supervision Staffing</u>	
Staffing	\$8.75
Administration	\$1.49
Materials & Supplies	\$3.06
Subtotal	\$13.30
<u>Programming</u>	
General Programming	\$36.63
General Programming - Administration	\$6.23
Subtotal	\$42.85
Recreation Programming	\$57.22
Recreation Programming - Administration	\$9.73
Subtotal	\$66.94
Total Per-Capita Multiplier for Recreation Services	\$146.39

"multipliers"

Source: Placer County Parks Department.

[1] Additional detail available in **Appendix C** in **Table C-7**.

Table 39
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Recreation Services (2006\$)

Item	Cost per Capita (2006\$)	Total PV Cost at Buildout (2006\$)
<u>Community Park Facilities & Staffing</u>		
Community Park Facilities (Skate Park) Staffing & Maintenance [1]	\$5.68	\$180,765
<u>Regional Recreation Facilities & Staffing</u>		
Subtotal Annual Regional Recreation Facilities Maint. Cost	\$17.61	\$560,365
Recreation Supervision Staffing Cost		
Subtotal Staffing, Administration, Materials & Supplies	\$13.30	\$423,083
Cost Recovery: 55% of Supervision Cost [2]	(\$7.31)	(\$232,696)
Total Net Annual Rec. Supervision Costs	\$5.98	\$190,387
General & Recreation Programming Costs		
Subtotal Gross General Programming	\$42.85	\$1,363,397
Cost Recovery: 55% of Recreational Programming [2]	(\$23.57)	(\$749,868)
Total Net General Programming Costs	\$19.28	\$613,528
Subtotal Gross Annual Rec Programming Cost	\$66.94	\$2,129,828
Cost Recovery: 55% of Recreational Programming [2]	(\$36.82)	(\$1,171,405)
Total Net Rec. Programming Costs	\$30.12	\$958,423
Total Gross Regional Rec. Facilities Maint., Staffing & Programming Costs	\$140.71	\$4,476,672
Total Net Regional Rec. Facilities Maint., Staffing & Programming Costs	\$73.01	\$2,322,703
Total Gross Comm. Park Facilities & Regional Rec. Services Annual Costs at Buildout (2006\$)		\$4,657,437
Total Net Comm. Park Facilities & Regional Rec. Services Annual Costs at Buildout (2006\$)		\$2,503,468
Total Residents at Buildout		31,815
Net Cost per Capita		\$79
Total Units at Buildout		13,721
Net Cost per Unit [3]		\$183

"reg_parks_cost"

Sources: Citygate, Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), Placer County Parks Department, and EPS.

[1] Skate park maintenance costs included in staffing costs.

[2] County estimates a 55-percent cost recovery rate for supervision and programming costs.

[3] Per-unit fee rounded up to the nearest dollar.

Table 40
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Recreation Services (Constant 2006\$)

Year	Annual	Cumulative	Net Annual Costs					Total Costs	Revenues	Annual Surplus/(Shortfall)
			Skate Park Maint. & Staffing	Regional Rec. Facilities Maint.	Regional Rec. Fac. Supervision	General Programming	Recreation Programming			
						\$44.71 per unit [1]	\$69.85 per unit [1]		\$183 per unit	
2008/09	350	350	\$0	\$0	\$0	\$15,650	\$24,448	\$40,098	\$64,050	\$23,952
2009/10	350	700	\$0	\$19,662	\$0	\$31,300	\$48,896	\$99,858	\$128,100	\$28,242
2010/11	500	1,200	\$0	\$19,662	\$0	\$53,657	\$83,821	\$157,140	\$219,600	\$62,460
2011/12	500	1,700	\$0	\$19,662	\$0	\$76,015	\$118,746	\$214,423	\$311,100	\$96,677
2012/13	500	2,200	\$0	\$19,662	\$99,766	\$98,372	\$153,672	\$371,472	\$402,600	\$31,128
2013/14	500	2,700	\$0	\$19,662	\$99,766	\$120,729	\$188,597	\$428,755	\$494,100	\$65,345
2014/15	500	3,200	\$0	\$19,662	\$99,766	\$143,087	\$223,523	\$486,037	\$585,600	\$99,563
2015/16	500	3,700	\$0	\$19,662	\$99,766	\$165,444	\$258,448	\$543,320	\$677,100	\$133,780
2016/17	500	4,200	\$90,383	\$39,324	\$99,766	\$187,801	\$293,373	\$710,647	\$768,600	\$57,953
2017/18	500	4,700	\$90,383	\$39,324	\$117,913	\$210,158	\$328,299	\$786,077	\$860,100	\$74,023
2018/19	500	5,200	\$90,383	\$39,324	\$117,913	\$232,516	\$363,224	\$843,360	\$951,600	\$108,240
2019/20	500	5,700	\$90,383	\$39,324	\$117,913	\$254,873	\$398,149	\$900,642	\$1,043,100	\$142,458
2020/21	437	6,137	\$90,383	\$39,324	\$136,061	\$274,413	\$428,674	\$968,855	\$1,123,071	\$154,216
2021/22	437	6,574	\$90,383	\$39,324	\$136,061	\$293,954	\$459,199	\$1,018,920	\$1,203,042	\$184,122
2022/23	437	7,011	\$90,383	\$176,957	\$136,061	\$313,494	\$489,724	\$1,206,618	\$1,283,013	\$76,395
2023/24	437	7,448	\$90,383	\$176,957	\$136,061	\$333,034	\$520,249	\$1,256,683	\$1,362,984	\$106,301
2024/25	437	7,885	\$90,383	\$176,957	\$136,061	\$352,574	\$550,773	\$1,306,748	\$1,442,955	\$136,207
2025/26	417	8,302	\$90,383	\$176,957	\$136,061	\$371,220	\$579,901	\$1,354,522	\$1,519,266	\$164,744
2026/27	417	8,719	\$90,383	\$176,957	\$190,387	\$389,866	\$609,029	\$1,456,622	\$1,595,577	\$138,955
2027/28	417	9,136	\$90,383	\$235,943	\$190,387	\$408,512	\$638,157	\$1,563,381	\$1,671,888	\$108,507
2028/29	417	9,553	\$90,383	\$235,943	\$190,387	\$427,158	\$667,285	\$1,611,155	\$1,748,199	\$137,044
2029/30	417	9,970	\$90,383	\$235,943	\$190,387	\$445,804	\$696,412	\$1,658,929	\$1,824,510	\$165,581
2030/31	417	10,387	\$90,383	\$481,717	\$190,387	\$464,450	\$725,540	\$1,952,477	\$1,900,821	(\$51,656)
2031/32	417	10,804	\$90,383	\$481,717	\$190,387	\$483,096	\$754,668	\$2,000,250	\$1,977,132	(\$23,118)
2032/33	417	11,221	\$90,383	\$481,717	\$190,387	\$501,742	\$783,796	\$2,048,024	\$2,053,443	\$5,419
2033/34	417	11,638	\$180,765	\$560,365	\$190,387	\$520,388	\$812,923	\$2,264,828	\$2,129,754	(\$135,074)
2034/35	417	12,055	\$180,765	\$560,365	\$190,387	\$539,034	\$842,051	\$2,312,602	\$2,206,065	(\$106,537)
2035/36	417	12,472	\$180,765	\$560,365	\$190,387	\$557,680	\$871,179	\$2,360,376	\$2,282,376	(\$78,000)
2036/37	417	12,889	\$180,765	\$560,365	\$190,387	\$576,326	\$900,307	\$2,408,149	\$2,358,687	(\$49,462)
2037/38	417	13,306	\$180,765	\$560,365	\$190,387	\$594,972	\$929,435	\$2,455,923	\$2,434,998	(\$20,925)
2038/39	415	13,721	\$180,765	\$560,365	\$190,387	\$613,528	\$958,423	\$2,503,468	\$2,510,943	\$7,475
2039/40	0	13,721	\$180,765	\$560,365	\$190,387	\$613,528	\$958,423	\$2,503,468	\$2,510,943	\$7,475

"reg_parks_surplus"

[1] Takes into account expected 55% cost recovery for recreation programming costs. Per capita cost (Table 39) multiplied by persons per household (PPH) (Table 11).

ROADS

Road maintenance services will be provided by Placer County Public Works.

SERVICE STANDARDS

Based on data provided by MacKay & Somps, there are 131 miles of roadway. Per-centerline mile costs of \$54,000 are based on data provided by the County and Willdan⁸ (**Table 41**).

ANNUAL OPERATING COSTS

Triggers

As shown in **Table 41**, EPS assumes that the roads maintenance costs are allocated on a straight-line basis, starting in year 1 of development. Based on 131 miles of roadway, the annual maintenance costs for roads at buildout is \$7.1 million as shown in **Table 41**.

Offsetting Revenues

HEG estimates a \$21.62 per-resident revenue multiplier for Public Ways and Facilities (Road) Fund revenues. This results in annual offsetting revenues at buildout of \$688,000, as shown in **Table 42**. Once these offsetting revenues are taken into account, the net annual road maintenance cost for roads at buildout is \$6.4 million. This results in an annual per-unit cost of \$445 at buildout. The per-square foot cost for commercial development is \$0.09.

Annual Cash Flow

The annual cash flow is presented in **Table 43**. There is an operating deficit during the first 4 years of development. This annual shortfall never exceeds \$74,000. Thereafter, there exists an annual surplus through buildout of the project. The largest surplus is \$282,000 in 2024/25.

⁸ Placer County Public Works Cost Analysis Study, September 23, 2005.

Table 41
Placer Vineyards Specific Plan - Urban Services Plan
Projected Phasing: Roads (2006\$)

Item	Unit Quantity	Cost/Unit	Annual Cost at Buildout (2006\$) [1]	Timing
General Admin. & Engineering				
Engineering [2]	31,815	\$26	\$844,479	Straight-Line
General Administration [2]	31,815	\$2	\$74,715	Straight-Line
General Admin. & Eng. Subtotal			\$919,195	
Streets & Roadways				
Pavement Mgmt. System	131	\$863	\$116,445	Straight-Line
Annual Street Maintenance	131	\$5,397	\$728,217	Straight-Line
Roadway Construction	131	\$19,268	\$2,599,831	Straight-Line
Pavement Marking Renewal	131	\$917	\$123,731	Straight-Line
Sign Replacements	131	\$819	\$110,508	Straight-Line
Street Sweeping	131	\$1,109	\$149,637	Straight-Line
Streets & Roadways Subtotal			\$3,828,369	
Traffic Management				
Circulation Controls Mgmt.	131	\$361	\$48,710	Straight-Line
Peak Hour Traffic Controls	131	\$47	\$6,342	Straight-Line
Peak Hour Pedestrian Controls	131	\$47	\$6,342	Straight-Line
School Bus Circulation	131	\$31	\$4,183	Straight-Line
Special Events	131	\$31	\$4,183	Straight-Line
Traffic Management Subtotal			\$69,759	
Traffic Signals				
Power Costs	29	\$643	\$19,206	Straight-Line
Maintenance	29	\$6,163	\$184,089	Straight-Line
Replacements	29	\$8,004	\$239,079	Straight-Line
Traffic Signals Subtotal			\$442,375	
Street Lights				
Power Costs	1,927	\$240	\$476,354	Straight-Line
Maintenance	1,927	\$20	\$39,696	Straight-Line
Replacements	1,927	\$8	\$15,878	Straight-Line
Street Lights Subtotal			\$531,929	
Parking				
Surface Maintenance	131	\$1,215	\$163,940	Straight-Line
Sweeping	131	\$57	\$7,691	Straight-Line
Pavement Marking Renewal	131	\$275	\$37,106	Straight-Line
Parking Control & Management	131	\$21	\$2,834	Straight-Line
Parking Subtotal			\$211,570	
Storm Drainage				
Catch Basin Cleaning	131	\$2,193	\$295,901	Straight-Line
Storm Water Line Flushing	131	\$1,999	\$269,725	Straight-Line
Storm Drainage Subtotal			\$565,627	
NPDES Pgm. Implementation				
Construction Site Storm Water Control	131	\$226	\$30,494	Straight-Line
Public Education/Outreach	131	\$83	\$11,199	Straight-Line
Illicit Discharge Inspection	131	\$87	\$11,739	Straight-Line
Public Involvement/Participation	131	\$66	\$8,905	Straight-Line
NPDES Pgm. Implementation Subtotal			\$62,338	
Corporation Yard				
Office Building Janitorial	131	\$288	\$38,860	Straight-Line
Power & Gas	131	\$435	\$58,695	Straight-Line
Corporation Yard Subtotal			\$97,554	
Fleet Maintenance	131	\$603	\$81,363	Straight-Line
Equipment Replacement	1	\$298,000	\$306,940	Straight-Line
Total Road Cost at Buildout			\$7,117,018	
Approx. Road Cost at Buildout per Centerline Mile	131		\$54,328	

"road_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), Willdan.

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

[2] Per capita engineering and administrative cost multipliers from Willdan, via Placer County (January 2, 2007).

Table 42
Placer Vineyards Specific Plan - Urban Services Plan
Annual Costs at Buildout: Roads (2006\$)

Item	Assumption	Annual Cost at Buildout (2006\$)
Gross Annual Road Cost at Buildout		\$7,117,018
Offsetting Revenues (Public Ways & Facilities [Road] Fund) [1]	\$21.62 per Capita	(\$687,849)
Net Annual Road Cost at Buildout		\$6,429,169
Percent Cost Reduction		10%
Share of Annual Road Maintenance Costs		
Residential	94.84%	\$6,097,663
Commercial	5.16%	\$331,506
Residents at Buildout		31,815
Cost per Capita		\$192
Total Units at Buildout		13,721
Cost per Unit [2]		\$445
Commercial Sq. Ft. at Buildout		3,553,080
Cost per Sq. Ft.		\$0.09

"road_cost"

Source: *Placer County Public Works Cost Analysis Study*, prepared by Willdan, Sept. 23, 2005.

[1] Per-resident revenue multiplier from HEG fiscal analysis.

[2] Per-unit cost rounded up to the nearest dollar.

Table 43
Placer Vineyards Specific Plan - Urban Services Plan
Projected Annual Surplus/(Shortfall): Roads (Constant 2006\$)

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						10% cost reduction	\$445 per unit	\$0.09 per bldg. sq. ft.		
2008/09	350	350	90,500	90,500	\$222,407	\$200,912	\$155,750	\$8,444	\$164,194	(\$36,718)
2009/10	350	700	90,500	181,000	\$444,814	\$401,823	\$311,500	\$16,887	\$328,387	(\$73,436)
2010/11	500	1,200	128,200	309,200	\$667,220	\$602,735	\$534,000	\$28,849	\$562,849	(\$39,886)
2011/12	500	1,700	128,200	437,400	\$889,627	\$803,646	\$756,500	\$40,810	\$797,310	(\$6,336)
2012/13	500	2,200	128,200	565,600	\$1,112,034	\$1,004,558	\$979,000	\$52,771	\$1,031,771	\$27,213
2013/14	500	2,700	128,200	693,800	\$1,334,441	\$1,205,469	\$1,201,500	\$64,732	\$1,266,232	\$60,763
2014/15	500	3,200	128,200	822,000	\$1,556,848	\$1,406,381	\$1,424,000	\$76,694	\$1,500,694	\$94,313
2015/16	500	3,700	128,200	950,200	\$1,779,254	\$1,607,292	\$1,646,500	\$88,655	\$1,735,155	\$127,863
2016/17	500	4,200	128,200	1,078,400	\$2,001,661	\$1,808,204	\$1,869,000	\$100,616	\$1,969,616	\$161,412
2017/18	500	4,700	128,200	1,206,600	\$2,224,068	\$2,009,115	\$2,091,500	\$112,577	\$2,204,077	\$194,962
2018/19	500	5,200	128,200	1,334,800	\$2,446,475	\$2,210,027	\$2,314,000	\$124,538	\$2,438,538	\$228,512
2019/20	500	5,700	128,200	1,463,000	\$2,668,882	\$2,410,938	\$2,536,500	\$136,500	\$2,673,000	\$262,061
2020/21	437	6,137	112,200	1,575,200	\$2,891,288	\$2,611,850	\$2,730,965	\$146,968	\$2,877,933	\$266,083
2021/22	437	6,574	112,200	1,687,400	\$3,113,695	\$2,812,761	\$2,925,430	\$157,436	\$3,082,866	\$270,105
2022/23	437	7,011	112,200	1,799,600	\$3,336,102	\$3,013,673	\$3,119,895	\$167,905	\$3,287,800	\$274,127
2023/24	437	7,448	112,200	1,911,800	\$3,558,509	\$3,214,584	\$3,314,360	\$178,373	\$3,492,733	\$278,149
2024/25	437	7,885	106,400	2,018,200	\$3,780,916	\$3,415,496	\$3,508,825	\$188,300	\$3,697,125	\$281,629
2025/26	417	8,302	106,400	2,124,600	\$4,003,322	\$3,616,407	\$3,694,390	\$198,228	\$3,892,618	\$276,210
2026/27	417	8,719	106,400	2,231,000	\$4,225,729	\$3,817,319	\$3,879,955	\$208,155	\$4,088,110	\$270,791
2027/28	417	9,136	106,400	2,337,400	\$4,448,136	\$4,018,231	\$4,065,520	\$218,082	\$4,283,602	\$265,371
2028/29	417	9,553	106,400	2,443,800	\$4,670,543	\$4,219,142	\$4,251,085	\$228,009	\$4,479,094	\$259,952
2029/30	417	9,970	106,400	2,550,200	\$4,892,950	\$4,420,054	\$4,436,650	\$237,936	\$4,674,586	\$254,533
2030/31	417	10,387	106,400	2,656,600	\$5,115,357	\$4,620,965	\$4,622,215	\$247,864	\$4,870,079	\$249,114
2031/32	417	10,804	106,400	2,763,000	\$5,337,763	\$4,821,877	\$4,807,780	\$257,791	\$5,065,571	\$243,694
2032/33	417	11,221	106,400	2,869,400	\$5,560,170	\$5,022,788	\$4,993,345	\$267,718	\$5,261,063	\$238,275
2033/34	417	11,638	106,400	2,975,800	\$5,782,577	\$5,223,700	\$5,178,910	\$277,645	\$5,456,555	\$232,856
2034/35	417	12,055	106,400	3,082,200	\$6,004,984	\$5,424,611	\$5,364,475	\$287,573	\$5,652,048	\$227,436
2035/36	417	12,472	106,324	3,188,524	\$6,227,391	\$5,625,523	\$5,550,040	\$297,493	\$5,847,533	\$222,010
2036/37	417	12,889	106,324	3,294,848	\$6,449,797	\$5,826,434	\$5,735,605	\$307,413	\$6,043,018	\$216,584
2037/38	417	13,306	106,324	3,401,172	\$6,672,204	\$6,027,346	\$5,921,170	\$317,333	\$6,238,503	\$211,157
2038/39	415	13,721	106,324	3,507,496	\$6,894,611	\$6,228,257	\$6,105,845	\$327,253	\$6,433,098	\$204,841
2039/40	0	13,721	45,584	3,553,080	\$7,117,018	\$6,429,169	\$6,105,845	\$331,506	\$6,437,351	\$8,182

"road_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

V. ANNUAL CASH FLOW AND DEFICIT FUNDING MECHANISMS

Table 8 in **Chapter I** shows the consolidated annual cash flow for the delivery of public services to PVSP residents and employees based on the County's estimated development absorption schedule. At times, the cost of planned levels of services may exceed the available special taxes and assessment revenues from developed property because several the urban services are required early in the development process to meet public safety and other required County standards. In addition, revenues may not match anticipated expenditures in certain years because the residential and commercial taxes/assessments are based on the total cost at buildout rather than at certain cash flow intervals.

ANNUAL CASH FLOW

Tables 44 through **48** summarize the services cost and revenue assumptions derived from the various inputs into this Urban Services Plan. **Tables 44** and **45** show the annual gross service costs and offsetting revenues by type of service provided and in total. **Table 46** shows the estimated annual CFD special tax and CSA assessment revenue that will be used to fund the proposed urban services.

As shown in the consolidated annual cash flow summary (**Table 47**), costs are anticipated to exceed revenues in nearly all years before consideration of any potential deficit funding mechanisms. Estimated annual deficits range from approximately \$157,000 to \$2.4 million annually.

DEFICIT FUNDING MECHANISMS

The Urban Services Plan recognizes the potential for annual cash flow deficits. In addition to the County's existing options to cure deficits, the Urban Services Plan also includes two other provisions, described below.

CONTINGENCY FUND

A one-time fee paid at building permit, called the Urban Services Shortfall Fee, will provide a contingency fund to pay for urban service costs in years when total costs exceed the amount of special taxes and assessments collected from developed property (as shown in **Table 48**). The estimated Urban Services Shortfall Fee necessary to generate a positive cash flow in each year is \$3,600 per unit. The estimated fee, however,

is increased to \$5,000 per unit at this time to account for the uncertainty of certain service costs and the timing of development.

Appendix B contains a sensitivity analysis that tests the potential for annual deficits under varying absorption schedules. As shown in **Table B-1**, the County provided three different absorption schedules. Each of **Table B-2** through **Table B-4** shows the resulting cash flow based upon each of the three different absorption schedules. In each scenario, a \$3,600 per-unit fee is sufficient to cover any annual shortfalls. However, as stated above, the estimated Urban Services Shortfall Fee is increased to \$5,000.

TAX ON UNDEVELOPED LAND

An undeveloped land tax on certain undeveloped properties can also be subject to a special tax levy. When special tax revenues do not provide adequate funds for public safety (sheriff and fire) services, the County can levy a special tax on properties with approved small lot tentative maps that have not yet received Final Development Entitlements, as defined in the D.A. These properties can be levied a special tax/assessment amount for the portion of the tax rate/assessment estimated for public safety services.

Table 44
Placer Vineyards Specific Plan - Urban Services Plan
Summary of Gross Annual Costs

Year	Countywide Services	Fire	Sheriff	Library	Transit	Trails & Parks	Recreation Services	Open Space	Landscape Corridors	Roads	Total Gross Annual Costs
2008/09	\$613,693	\$1,167,403	\$287,009	\$198,737	\$0	\$50,405	\$89,106	\$758,562	\$106,517	\$222,407	\$3,493,839
2009/10	\$1,227,386	\$1,725,983	\$569,172	\$198,737	\$0	\$375,613	\$197,875	\$790,594	\$213,033	\$444,814	\$5,743,207
2010/11	\$2,103,711	\$1,850,344	\$836,784	\$198,737	\$404,617	\$447,620	\$325,170	\$822,625	\$319,550	\$667,220	\$7,976,377
2011/12	\$2,980,036	\$1,850,344	\$1,356,023	\$198,737	\$404,617	\$519,627	\$452,464	\$854,656	\$426,066	\$889,627	\$9,932,198
2012/13	\$3,856,361	\$1,912,097	\$1,740,822	\$198,737	\$404,617	\$591,634	\$679,525	\$886,687	\$532,583	\$1,112,034	\$11,915,098
2013/14	\$4,732,687	\$1,912,097	\$2,041,419	\$198,737	\$1,065,722	\$663,641	\$806,820	\$918,719	\$639,099	\$1,334,441	\$14,313,382
2014/15	\$5,609,012	\$1,912,097	\$2,619,101	\$397,475	\$1,065,722	\$735,647	\$934,115	\$950,750	\$745,616	\$1,556,848	\$16,526,383
2015/16	\$6,485,337	\$1,912,097	\$3,128,158	\$397,475	\$1,065,722	\$807,654	\$1,061,410	\$982,781	\$852,133	\$1,779,254	\$18,472,021
2016/17	\$7,361,662	\$1,912,097	\$3,821,566	\$397,475	\$1,065,722	\$1,064,270	\$1,298,749	\$1,014,812	\$958,649	\$2,001,661	\$20,896,664
2017/18	\$8,237,987	\$1,912,097	\$4,840,802	\$397,475	\$1,065,722	\$1,136,277	\$1,444,191	\$1,046,844	\$1,065,166	\$2,224,068	\$23,370,628
2018/19	\$9,114,312	\$4,302,693	\$5,307,184	\$397,475	\$2,134,635	\$1,208,283	\$1,571,486	\$1,078,875	\$1,171,682	\$2,446,475	\$28,733,100
2019/20	\$9,990,638	\$4,302,693	\$5,677,831	\$397,475	\$2,134,635	\$1,280,290	\$1,698,781	\$1,110,906	\$1,278,199	\$2,668,882	\$30,540,328
2020/21	\$10,756,599	\$4,302,693	\$5,983,366	\$397,475	\$2,134,635	\$1,343,224	\$1,828,184	\$1,142,937	\$1,384,715	\$2,891,288	\$32,165,117
2021/22	\$11,522,561	\$4,302,693	\$6,502,982	\$397,475	\$2,134,635	\$1,406,158	\$1,939,439	\$1,174,969	\$1,491,232	\$3,113,695	\$33,985,838
2022/23	\$12,288,523	\$6,453,495	\$7,426,943	\$397,475	\$2,937,560	\$1,583,257	\$2,188,328	\$1,207,000	\$1,597,749	\$3,336,102	\$39,416,431
2023/24	\$13,054,484	\$6,453,495	\$7,672,721	\$397,475	\$2,937,560	\$1,646,191	\$2,299,584	\$1,239,031	\$1,704,265	\$3,558,509	\$40,963,315
2024/25	\$13,818,421	\$6,453,495	\$7,995,144	\$397,475	\$2,937,560	\$1,709,125	\$2,410,840	\$1,239,031	\$1,810,782	\$3,780,916	\$42,552,788
2025/26	\$14,549,095	\$6,453,495	\$8,800,647	\$397,475	\$2,937,560	\$2,043,983	\$2,517,004	\$1,239,031	\$1,917,298	\$4,003,322	\$44,858,909
2026/27	\$15,279,769	\$6,453,495	\$8,738,294	\$397,475	\$2,937,560	\$2,104,036	\$2,677,494	\$1,239,031	\$2,023,815	\$4,225,729	\$46,076,698
2027/28	\$16,010,443	\$6,453,495	\$9,423,875	\$397,475	\$2,937,560	\$2,164,090	\$2,842,643	\$1,239,031	\$2,130,331	\$4,448,136	\$48,047,079
2028/29	\$16,741,117	\$6,453,495	\$9,877,112	\$397,475	\$2,937,560	\$2,224,143	\$2,948,807	\$1,239,031	\$2,236,848	\$4,670,543	\$49,726,131
2029/30	\$17,471,791	\$6,453,495	\$10,123,683	\$397,475	\$2,937,560	\$2,284,197	\$3,054,971	\$1,239,031	\$2,343,365	\$4,892,950	\$51,198,517
2030/31	\$18,202,465	\$6,583,269	\$10,163,735	\$993,687	\$2,937,560	\$2,344,251	\$3,406,909	\$1,239,031	\$2,449,881	\$5,115,357	\$53,436,144
2031/32	\$18,933,139	\$6,583,269	\$10,410,382	\$993,687	\$2,937,560	\$2,404,304	\$3,513,073	\$1,239,031	\$2,556,398	\$5,337,763	\$54,908,606
2032/33	\$19,663,813	\$6,583,269	\$10,781,886	\$993,687	\$2,937,560	\$2,464,358	\$3,619,237	\$1,239,031	\$2,662,914	\$5,560,170	\$56,505,925
2033/34	\$20,394,487	\$6,583,269	\$11,246,698	\$993,687	\$2,937,560	\$2,699,017	\$3,894,431	\$1,239,031	\$2,769,431	\$5,782,577	\$58,540,188
2034/35	\$21,125,161	\$6,583,269	\$11,493,266	\$993,687	\$2,937,560	\$2,759,071	\$4,000,595	\$1,239,031	\$2,875,947	\$6,004,984	\$60,012,571
2035/36	\$21,855,809	\$6,583,269	\$11,739,913	\$993,687	\$2,937,560	\$2,819,125	\$4,106,759	\$1,239,031	\$2,982,464	\$6,227,391	\$61,485,006
2036/37	\$22,586,456	\$6,583,269	\$11,986,559	\$993,687	\$2,937,560	\$2,879,178	\$4,212,923	\$1,239,031	\$3,088,981	\$6,449,797	\$62,957,441
2037/38	\$23,317,104	\$6,583,269	\$12,233,206	\$993,687	\$2,937,560	\$2,939,232	\$4,319,086	\$1,239,031	\$3,195,497	\$6,672,204	\$64,429,876
2038/39	\$24,044,425	\$6,583,269	\$12,691,596	\$993,687	\$2,937,560	\$2,998,997	\$4,424,741	\$1,239,031	\$3,302,014	\$6,894,611	\$66,109,931
2039/40	\$24,060,341	\$6,583,269	\$12,691,596	\$993,687	\$2,937,560	\$2,998,997	\$4,424,741	\$1,239,031	\$3,408,530	\$7,117,018	\$66,454,771

"gross_annual_costs"

Table 45
Placer Vineyards Specific Plan - Urban Services Plan
Summary of Annual Offsetting Revenues [1]

Year	Countywide Services	Fire	Sheriff	Library	Transit	Trails & Parks	Recreation Services	Open Space	Landscape Corridors	Roads	Total Annual Offsetting Revenues
2008/09	\$601,889	\$771,008	\$53,210	\$73,357	\$0	\$0	\$49,009	\$0	\$0	\$21,495	\$1,569,967
2009/10	\$1,203,777	\$1,139,921	\$105,521	\$73,357	\$0	\$0	\$98,017	\$0	\$0	\$42,991	\$2,663,584
2010/11	\$2,063,247	\$1,222,054	\$155,135	\$73,357	\$202,308	\$0	\$168,029	\$0	\$0	\$64,486	\$3,948,616
2011/12	\$2,922,716	\$1,222,054	\$251,399	\$73,357	\$202,308	\$0	\$238,041	\$0	\$0	\$85,981	\$4,995,856
2012/13	\$3,782,185	\$1,262,839	\$322,738	\$73,357	\$202,308	\$0	\$308,053	\$0	\$0	\$107,476	\$6,058,957
2013/14	\$4,641,654	\$1,262,839	\$378,467	\$73,357	\$532,861	\$0	\$378,066	\$0	\$0	\$128,972	\$7,396,216
2014/15	\$5,501,123	\$1,262,839	\$485,566	\$146,714	\$532,861	\$0	\$448,078	\$0	\$0	\$150,467	\$8,527,648
2015/16	\$6,360,593	\$1,262,839	\$579,942	\$146,714	\$532,861	\$0	\$518,090	\$0	\$0	\$171,962	\$9,573,001
2016/17	\$7,220,062	\$1,262,839	\$708,495	\$146,714	\$532,861	\$0	\$588,102	\$0	\$0	\$193,458	\$10,652,531
2017/18	\$8,079,531	\$1,262,839	\$897,456	\$146,714	\$532,861	\$0	\$658,114	\$0	\$0	\$214,953	\$11,792,468
2018/19	\$8,939,000	\$2,841,701	\$983,920	\$146,714	\$1,067,317	\$0	\$728,126	\$0	\$0	\$236,448	\$14,943,227
2019/20	\$9,798,469	\$2,841,701	\$1,052,636	\$146,714	\$1,067,317	\$0	\$798,139	\$0	\$0	\$257,943	\$15,962,920
2020/21	\$10,549,698	\$2,841,701	\$1,109,280	\$146,714	\$1,067,317	\$0	\$859,329	\$0	\$0	\$279,439	\$16,853,478
2021/22	\$11,300,926	\$2,841,701	\$1,205,614	\$146,714	\$1,067,317	\$0	\$920,520	\$0	\$0	\$300,934	\$17,783,726
2022/23	\$12,052,155	\$4,262,192	\$1,376,911	\$146,714	\$1,468,780	\$0	\$981,710	\$0	\$0	\$322,429	\$20,610,891
2023/24	\$12,803,383	\$4,262,192	\$1,422,477	\$146,714	\$1,468,780	\$0	\$1,042,901	\$0	\$0	\$343,924	\$21,490,371
2024/25	\$13,552,625	\$4,262,192	\$1,482,252	\$146,714	\$1,468,780	\$0	\$1,104,092	\$0	\$0	\$365,420	\$22,382,075
2025/26	\$14,269,245	\$4,262,192	\$1,631,587	\$146,714	\$1,468,780	\$0	\$1,162,482	\$0	\$0	\$386,915	\$23,327,915
2026/27	\$14,985,865	\$4,262,192	\$1,620,027	\$146,714	\$1,468,780	\$0	\$1,220,872	\$0	\$0	\$408,410	\$24,112,860
2027/28	\$15,702,484	\$4,262,192	\$1,747,130	\$146,714	\$1,468,780	\$0	\$1,279,262	\$0	\$0	\$429,906	\$25,036,468
2028/29	\$16,419,104	\$4,262,192	\$1,831,157	\$146,714	\$1,468,780	\$0	\$1,337,652	\$0	\$0	\$451,401	\$25,917,000
2029/30	\$17,135,723	\$4,262,192	\$1,876,870	\$146,714	\$1,468,780	\$0	\$1,396,042	\$0	\$0	\$472,896	\$26,759,218
2030/31	\$17,852,343	\$4,347,901	\$1,884,296	\$366,785	\$1,468,780	\$0	\$1,454,433	\$0	\$0	\$494,391	\$27,868,929
2031/32	\$18,568,963	\$4,347,901	\$1,930,022	\$366,785	\$1,468,780	\$0	\$1,512,823	\$0	\$0	\$515,887	\$28,711,160
2032/33	\$19,285,582	\$4,347,901	\$1,998,897	\$366,785	\$1,468,780	\$0	\$1,571,213	\$0	\$0	\$537,382	\$29,576,540
2033/34	\$20,002,202	\$4,347,901	\$2,085,070	\$366,785	\$1,468,780	\$0	\$1,629,603	\$0	\$0	\$558,877	\$30,459,218
2034/35	\$20,718,822	\$4,347,901	\$2,130,783	\$366,785	\$1,468,780	\$0	\$1,687,993	\$0	\$0	\$580,373	\$31,301,436
2035/36	\$21,435,415	\$4,347,901	\$2,176,510	\$366,785	\$1,468,780	\$0	\$1,746,383	\$0	\$0	\$601,868	\$32,143,642
2036/37	\$22,152,009	\$4,347,901	\$2,222,236	\$366,785	\$1,468,780	\$0	\$1,804,773	\$0	\$0	\$623,363	\$32,985,847
2037/38	\$22,868,602	\$4,347,901	\$2,267,963	\$366,785	\$1,468,780	\$0	\$1,863,163	\$0	\$0	\$644,858	\$33,828,053
2038/39	\$23,581,934	\$4,347,901	\$2,352,946	\$366,785	\$1,468,780	\$0	\$1,921,274	\$0	\$0	\$666,354	\$34,705,973
2039/40	\$23,597,546	\$4,347,901	\$2,352,946	\$366,785	\$1,468,780	\$0	\$1,921,274	\$0	\$0	\$687,849	\$34,743,080

"offsetting_revs"

[1] Annual offsetting revenues are calculated by subtracting the annual net cost for each service category from the annual gross cost for each service category, as found in the projected annual surplus/(shortfall) table for each service category. Gross costs minus the gross costs multiplied by the cost reduction factor produces the same result.

Table 46
Placer Vineyards Specific Plan - Urban Services Plan
Annual Special Tax/Assessment Revenue Summary

Year	Cumulative Residential Units	Special Tax/ Assessment per Unit [1]	Cumulative Commercial Sq. Ft.	Special Tax/ Assessment per Bldg. Sq. Ft.	Total Special Tax Assessment Revenue
	<i>a</i>	<i>b = a x \$2,340</i> <i>(Table 6)</i>	<i>c</i>	<i>d = c x \$0.37</i> <i>(Table 7)</i>	<i>e = b + d</i>
2008/09	350	\$819,000	90,500	\$33,564	\$852,564
2009/10	700	\$1,638,000	181,000	\$67,128	\$1,705,128
2010/11	1,200	\$2,808,000	309,200	\$114,675	\$2,922,675
2011/12	1,700	\$3,978,000	437,400	\$162,221	\$4,140,221
2012/13	2,200	\$5,148,000	565,600	\$209,767	\$5,357,767
2013/14	2,700	\$6,318,000	693,800	\$257,313	\$6,575,313
2014/15	3,200	\$7,488,000	822,000	\$304,860	\$7,792,860
2015/16	3,700	\$8,658,000	950,200	\$352,406	\$9,010,406
2016/17	4,200	\$9,828,000	1,078,400	\$399,952	\$10,227,952
2017/18	4,700	\$10,998,000	1,206,600	\$447,498	\$11,445,498
2018/19	5,200	\$12,168,000	1,334,800	\$495,044	\$12,663,044
2019/20	5,700	\$13,338,000	1,463,000	\$542,591	\$13,880,591
2020/21	6,137	\$14,360,580	1,575,200	\$584,203	\$14,944,783
2021/22	6,574	\$15,383,160	1,687,400	\$625,815	\$16,008,975
2022/23	7,011	\$16,405,740	1,799,600	\$667,427	\$17,073,167
2023/24	7,448	\$17,428,320	1,911,800	\$709,040	\$18,137,360
2024/25	7,885	\$18,450,900	2,018,200	\$748,501	\$19,199,401
2025/26	8,302	\$19,426,680	2,124,600	\$787,962	\$20,214,642
2026/27	8,719	\$20,402,460	2,231,000	\$827,423	\$21,229,883
2027/28	9,136	\$21,378,240	2,337,400	\$866,884	\$22,245,124
2028/29	9,553	\$22,354,020	2,443,800	\$906,345	\$23,260,365
2029/30	9,970	\$23,329,800	2,550,200	\$945,806	\$24,275,606
2030/31	10,387	\$24,305,580	2,656,600	\$985,268	\$25,290,848
2031/32	10,804	\$25,281,360	2,763,000	\$1,024,729	\$26,306,089
2032/33	11,221	\$26,257,140	2,869,400	\$1,064,190	\$27,321,330
2033/34	11,638	\$27,232,920	2,975,800	\$1,103,651	\$28,336,571
2034/35	12,055	\$28,208,700	3,082,200	\$1,143,112	\$29,351,812
2035/36	12,472	\$29,184,480	3,188,524	\$1,182,545	\$30,367,025
2036/37	12,889	\$30,160,260	3,294,848	\$1,221,978	\$31,382,238
2037/38	13,306	\$31,136,040	3,401,172	\$1,261,411	\$32,397,451
2038/39	13,721	\$32,107,140	3,507,496	\$1,300,844	\$33,407,984
2039/40	13,721	\$32,107,140	3,553,080	\$1,317,750	\$33,424,890

"annual_fee_rev"

[1] An average fee per unit is used to calculate the fee revenue because the absorption schedule does not distinguish between different types of units.

Table 47
Placer Vineyards Specific Plan - Urban Services Plan
Annual Cash Flow Summary

Year	Annual Units	Cumulative Units	Beginning Balance	Gross Annual Costs	Offsetting Revenues	Subtotal Surplus/(Shortfall) (Net Annual Cost)	Special Tax/ Assessment Revenue	Surplus/ Shortfall	Urban Services Shortfall Fee Revenue	Ending Balance
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> (Table 44)	<i>e</i> (Table 45)	<i>f = d + e</i>	<i>g</i> (Table 46)	<i>h = f + g</i>	<i>i = a x \$3,600</i> (Table 48)	<i>j = c + h + i</i>
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197
2010/11	500	1,200	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,800,000	\$769,111
2011/12	500	1,700	\$769,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,800,000	\$1,772,990
2012/13	500	2,200	\$1,772,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,800,000	\$3,074,616
2013/14	500	2,700	\$3,074,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,800,000	\$4,532,763
2014/15	500	3,200	\$4,532,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,800,000	\$6,126,888
2015/16	500	3,700	\$6,126,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,800,000	\$8,038,273
2016/17	500	4,200	\$8,038,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,800,000	\$9,822,092
2017/18	500	4,700	\$9,822,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,800,000	\$11,489,430
2018/19	500	5,200	\$11,489,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,800,000	\$12,162,601
2019/20	500	5,700	\$12,162,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,800,000	\$13,265,783
2020/21	437	6,137	\$13,265,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,573,200	\$14,472,127
2021/22	437	6,574	\$14,472,127	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,573,200	\$15,852,191
2022/23	437	7,011	\$15,852,191	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,573,200	\$15,693,018
2023/24	437	7,448	\$15,693,018	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,573,200	\$15,930,634
2024/25	437	7,885	\$15,930,634	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,573,200	\$16,532,522
2025/26	417	8,302	\$16,532,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,501,200	\$16,717,370
2026/27	417	8,719	\$16,717,370	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,501,200	\$17,484,616
2027/28	417	9,136	\$17,484,616	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,501,200	\$18,220,329
2028/29	417	9,553	\$18,220,329	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,501,200	\$19,172,764
2029/30	417	9,970	\$19,172,764	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,501,200	\$20,510,272
2030/31	417	10,387	\$20,510,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,501,200	\$21,735,103
2031/32	417	10,804	\$21,735,103	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,501,200	\$23,344,946
2032/33	417	11,221	\$23,344,946	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,501,200	\$25,238,092
2033/34	417	11,638	\$25,238,092	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,501,200	\$26,994,894
2034/35	417	12,055	\$26,994,894	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,501,200	\$29,136,770
2035/36	417	12,472	\$29,136,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,501,200	\$31,663,631
2036/37	417	12,889	\$31,663,631	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,501,200	\$34,575,476
2037/38	417	13,306	\$34,575,476	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$1,501,200	\$37,872,304
2038/39	415	13,721	\$37,872,304	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$1,494,000	\$41,370,329
2039/40	0	13,721	\$41,370,329	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$0	\$43,083,529

"annual_cash_flow"

Table 48
Placer Vineyards Specific Plan - Urban Services Plan
Urban Services Shortfall Fee Cash Flow

County Absorption

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Urban Services Shortfall Fee)	Annual Urban Services Shortfall Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> (Table 44)	<i>e</i> (Table 45)	<i>f = d + e</i>	<i>g</i> (Table 46)	<i>h = f + g</i>	<i>i = \$3,600 per unit</i>	<i>j = c + h + i</i>	<i>k</i>
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693	\$0
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197	\$0
2010/11	500	1,200	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,800,000	\$769,111	\$0
2011/12	500	1,700	\$769,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,800,000	\$1,772,990	\$0
2012/13	500	2,200	\$1,772,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,800,000	\$3,074,616	\$0
2013/14	500	2,700	\$3,074,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,800,000	\$4,532,763	\$0
2014/15	500	3,200	\$4,532,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,800,000	\$6,126,888	\$0
2015/16	500	3,700	\$6,126,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,800,000	\$8,038,273	\$0
2016/17	500	4,200	\$8,038,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,800,000	\$9,822,092	\$0
2017/18	500	4,700	\$9,822,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,800,000	\$11,489,430	\$0
2018/19	500	5,200	\$11,489,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,800,000	\$12,162,601	\$0
2019/20	500	5,700	\$12,162,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,800,000	\$13,265,783	\$0
2020/21	437	6,137	\$13,265,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,573,200	\$14,472,127	\$0
2021/22	437	6,574	\$14,472,127	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,573,200	\$15,852,191	\$0
2022/23	437	7,011	\$15,852,191	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,573,200	\$15,693,018	\$0
2023/24	437	7,448	\$15,693,018	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,573,200	\$15,930,634	\$0
2024/25	437	7,885	\$15,930,634	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,573,200	\$16,532,522	\$0
2025/26	417	8,302	\$16,532,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,501,200	\$16,717,370	\$0
2026/27	417	8,719	\$16,717,370	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,501,200	\$17,484,616	\$0
2027/28	417	9,136	\$17,484,616	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,501,200	\$18,220,329	\$0
2028/29	417	9,553	\$18,220,329	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,501,200	\$19,172,764	\$0
2029/30	417	9,970	\$19,172,764	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,501,200	\$20,510,272	\$0
2030/31	417	10,387	\$20,510,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,501,200	\$21,735,103	\$0
2031/32	417	10,804	\$21,735,103	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,501,200	\$23,344,946	\$0
2032/33	417	11,221	\$23,344,946	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,501,200	\$25,238,092	\$0
2033/34	417	11,638	\$25,238,092	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,501,200	\$26,994,894	\$0
2034/35	417	12,055	\$26,994,894	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,501,200	\$29,136,770	\$0
2035/36	417	12,472	\$29,136,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,501,200	\$31,663,631	\$0
2036/37	417	12,889	\$31,663,631	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,501,200	\$34,575,476	\$0
2037/38	417	13,306	\$34,575,476	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$1,501,200	\$37,872,304	\$0
2038/39	415	13,721	\$37,872,304	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$1,494,000	\$41,370,329	\$0
2039/40	0	13,721	\$41,370,329	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$0	\$43,083,529	\$0

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[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in all years. As a result, there will be an ending positive balance. Current estimates show the need for an Urban Services Shortfall Fee of \$3,600/unit. Since cost estimates and other factors are still uncertain, the recommended Urban Services Shortfall Fee is recommended to be \$5,000/unit.

APPENDICES

- APPENDIX A: DETAILED SHERIFF COST ESTIMATES
- APPENDIX B: PVSP ANNUAL CASH FLOW
SENSITIVITY ANALYSIS
- APPENDIX C: SUPPORTING INFORMATION FOR TRAILS,
PARKS, PARKS MAINTENANCE,
STAFFING, AND PROGRAMMING

APPENDIX A

DETAILED SHERIFF COST ESTIMATES

Table A-1	Detailed Projected Cost and Phasing: Sheriff (4 pages)	A-1
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Table A-1
Placer Vineyards Specific Plan - Urban Services Plan
Detailed Projected Cost and Phasing: Sheriff (2006\$)

Item	Unit Quantity at Buildout	Per Unit Cost per Unit at Buildout	Total Cost at Buildout (2006\$) (Exc. SPA)	Timing (Building Permit)						
				1	700	1,200	1,700	2,200	2,700	3,200
Staffing										
Sworn Staff Regular										
Lieutenant	1	\$216,300	\$216,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sgt./Investigation	6	\$150,380	\$902,280	\$15,038	\$45,114	\$60,152	\$90,228	\$120,304	\$150,380	\$180,456
Deputy II-Investigation	3	\$134,930	\$404,790	\$13,493	\$26,986	\$26,986	\$53,972	\$67,465	\$80,958	\$94,451
Deputies-Patrol	31	\$129,780	\$4,023,180	\$129,780	\$207,648	\$324,450	\$480,186	\$648,900	\$765,702	\$921,438
Deputies-Traffic	3	\$129,780	\$389,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deputy II-School Resource Officers	4	\$129,780	\$519,120	\$0	\$38,934	\$38,934	\$38,934	\$38,934	\$38,934	\$77,868
Non-Sworn Staff										
Administrative Secretary	1	\$73,130	\$73,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Clerk-Journey (1Sr/3Alc)	4	\$70,394	\$281,576	\$0	\$0	\$0	\$0	\$0	\$0	\$70,394
Equipment Service Worker-II	1	\$72,466	\$72,466	\$0	\$0	\$0	\$7,247	\$7,247	\$7,247	\$14,493
Community Service Office-II (CSO)	4	\$77,765	\$311,060	\$0	\$0	\$0	\$77,765	\$77,765	\$77,765	\$77,765
Subtotal Staffing			\$7,193,242	\$158,311	\$318,682	\$450,522	\$748,332	\$960,615	\$1,120,986	\$1,436,865
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	44	\$12,824	\$564,234	\$9,270	\$16,223	\$39,753	\$60,270	\$80,788	\$96,176	\$115,412
Comm Srv OT/EH/Ret S/L	4	\$7,501	\$30,006	\$0	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$4,501
Direct Supervision Overhead	48	\$9,890	\$474,723	\$11,868	\$23,736	\$33,626	\$49,450	\$65,274	\$77,142	\$94,945
Patrol Services/Supplies	44	\$16,033	\$705,451	\$19,240	\$33,669	\$49,702	\$75,355	\$101,008	\$120,247	\$144,297
Comm Services/Supplies	4	\$22,644	\$90,574	\$0	\$6,793	\$6,793	\$6,793	\$6,793	\$6,793	\$13,586
Administrative Overhead	58	\$15,320	\$888,573	\$18,384	\$26,389	\$52,089	\$93,453	\$117,966	\$136,350	\$180,779
Special Teams Program	44	\$1,870	\$82,293	\$2,100	\$4,200	\$6,564	\$10,200	\$13,199	\$16,200	\$19,199
Evidence Unit Program	44	\$6,325	\$278,311	\$7,102	\$14,204	\$22,201	\$34,495	\$44,640	\$54,786	\$64,931
Communications & Dispatch Services	44	\$13,365	\$588,057	\$7,580	\$30,012	\$46,909	\$72,886	\$94,322	\$115,760	\$137,196
Records	44	\$6,751	\$297,030	\$7,580	\$15,160	\$23,694	\$36,815	\$47,643	\$58,471	\$69,298
Vehicles	53	\$15,691	\$831,624	\$15,691	\$37,658	\$53,349	\$94,146	\$120,821	\$139,650	\$169,463
Helicopter	44	\$1,646	\$72,404	\$1,848	\$3,696	\$5,776	\$8,974	\$11,613	\$14,253	\$16,892
Subtotal Services & Programs			\$4,903,280	\$100,662	\$213,990	\$342,707	\$545,089	\$706,318	\$838,079	\$1,030,498
Building Maintenance (Sq. Ft.)	19,000	\$10	\$185,915	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$68,495
Other	58	\$7,054	\$409,159	\$8,465	\$16,931	\$23,985	\$43,032	\$54,319	\$62,785	\$83,243
Total			\$12,691,596	\$287,009	\$569,172	\$836,784	\$1,356,023	\$1,740,822	\$2,041,419	\$2,619,101

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

Table A-1
Placer Vineyards Specific Plan - County Services Area (CSA) #1
Projected Phasing: Sheriff

Item	Timing (Building Permit)									
	3,700	4,200	4,700	5,200	5,700	6,137	6,573	7,009	7,446	7,882
Staffing										
Sworn Staff Regular										
Lieutenant	\$0	\$0	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$195,494	\$225,570	\$255,646	\$285,722	\$300,760	\$330,836	\$511,292	\$601,520	\$601,520	\$601,520
Deputy II-Investigation	\$107,944	\$121,437	\$134,930	\$148,423	\$161,916	\$175,409	\$134,930	\$134,930	\$134,930	\$134,930
Deputies-Patrol	\$1,051,218	\$1,206,954	\$1,323,756	\$1,492,470	\$1,609,272	\$1,726,074	\$1,894,788	\$2,076,480	\$2,206,260	\$2,336,040
Deputies-Traffic	\$0	\$129,780	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560
Deputy II-School Resource Officers	\$207,648	\$207,648	\$337,428	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
Non-Sworn Staff										
Administrative Secretary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$70,394	\$70,394	\$70,394	\$70,394	\$140,788	\$140,788	\$140,788	\$140,788	\$281,576	\$281,576
Equipment Service Worker-II	\$14,493	\$21,740	\$28,986	\$28,986	\$28,986	\$36,233	\$36,233	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$77,765	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$233,295
Subtotal Staffing	\$1,724,956	\$2,139,053	\$2,782,530	\$3,046,725	\$3,262,452	\$3,430,070	\$3,738,761	\$4,120,044	\$4,390,612	\$4,598,157
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	\$130,800	\$162,858	\$203,894	\$224,411	\$238,517	\$253,905	\$282,117	\$307,764	\$320,588	\$333,411
Comm Srv OT/EH/Ret S/L	\$12,002	\$12,002	\$19,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504
Direct Supervision Overhead	\$116,703	\$141,428	\$182,966	\$202,746	\$213,625	\$225,493	\$247,252	\$267,032	\$276,922	\$286,812
Patrol Services/Supplies	\$163,536	\$203,619	\$254,924	\$280,577	\$298,213	\$317,453	\$352,726	\$384,792	\$400,825	\$416,857
Comm Services/Supplies	\$36,230	\$36,230	\$58,873	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931
Administrative Overhead	\$214,483	\$269,636	\$335,513	\$366,153	\$398,326	\$418,242	\$451,946	\$582,168	\$551,528	\$582,168
Special Teams Program	\$22,200	\$25,199	\$28,199	\$31,199	\$34,199	\$36,817	\$39,436	\$42,054	\$44,672	\$44,672
Evidence Unit Program	\$75,077	\$85,222	\$95,368	\$105,513	\$115,659	\$124,514	\$133,369	\$142,223	\$151,078	\$151,078
Communications & Dispatch Services	\$158,633	\$180,070	\$201,507	\$222,944	\$244,381	\$263,091	\$281,801	\$300,511	\$319,221	\$319,221
Records	\$80,127	\$90,954	\$101,783	\$112,610	\$123,438	\$132,889	\$142,339	\$228,206	\$161,240	\$161,240
Vehicles	\$203,983	\$260,471	\$327,942	\$359,324	\$376,584	\$396,983	\$431,503	\$470,731	\$486,422	\$517,804
Helicopter	\$22,171	\$22,171	\$24,811	\$27,450	\$30,089	\$32,392	\$34,697	\$37,000	\$39,304	\$39,304
Subtotal Services & Programs	\$1,235,944	\$1,489,860	\$1,835,284	\$2,023,362	\$2,163,467	\$2,292,214	\$2,487,619	\$2,852,915	\$2,842,234	\$2,943,003
Building Maintenance (Sq. Ft.)	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$185,915	\$185,915	\$185,915
Other	\$98,763	\$124,159	\$154,493	\$168,602	\$183,416	\$192,587	\$208,107	\$268,070	\$253,961	\$268,070
Total	\$3,128,158	\$3,821,566	\$4,840,802	\$5,307,184	\$5,677,831	\$5,983,366	\$6,502,982	\$7,426,943	\$7,672,721	\$7,995,144

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

Table A-1
Placer Vineyards Specific Plan - County Services Area (CSA) #1
Projected Phasing: Sheriff

Item	Timing (Building Permit)									
	8,299	8,716	9,133	9,550	9,966	10,382	10,799	11,216	11,633	12,049
Staffing										
Sworn Staff Regular										
Lieutenant	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$601,520	\$601,520	\$751,900	\$751,900	\$751,900	\$751,900	\$751,900	\$751,900	\$902,280	\$902,280
Deputy II-Investigation	\$134,930	\$134,930	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860
Deputies-Patrol	\$2,465,820	\$2,595,600	\$2,725,380	\$2,855,160	\$2,984,940	\$2,984,940	\$3,114,720	\$3,244,500	\$3,374,280	\$3,504,060
Deputies-Traffic	\$259,560	\$259,560	\$259,560	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120
Non-Sworn Staff										
Administrative Secretary	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3A/c)	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$311,060	\$311,060	\$311,060
Subtotal Staffing	\$4,857,717	\$4,987,497	\$5,402,587	\$5,662,147	\$5,791,927	\$5,791,927	\$5,921,707	\$6,129,252	\$6,409,412	\$6,539,192
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	\$346,235	\$359,058	\$397,529	\$423,176	\$435,999	\$435,999	\$448,823	\$461,646	\$487,293	\$500,117
Comm Srv OT/EH/Ret S/L	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	\$306,592	\$316,482	\$346,152	\$365,932	\$375,822	\$375,822	\$385,712	\$395,602	\$415,383	\$425,273
Patrol Services/Supplies	\$432,890	\$448,923	\$497,022	\$529,088	\$545,121	\$545,121	\$561,154	\$577,187	\$609,253	\$625,286
Comm Services/Supplies	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574
Administrative Overhead	\$612,809	\$628,129	\$674,090	\$704,730	\$720,050	\$720,050	\$735,371	\$766,011	\$796,651	\$811,972
Special Teams Program	\$49,793	\$52,294	\$54,795	\$57,295	\$59,792	\$62,291	\$64,792	\$67,293	\$69,794	\$72,290
Evidence Unit Program	\$477,399	\$176,856	\$185,313	\$193,771	\$202,212	\$210,669	\$219,126	\$227,584	\$236,041	\$244,482
Communications & Dispatch Services	\$355,818	\$373,688	\$391,558	\$409,427	\$427,263	\$445,132	\$463,003	\$480,872	\$498,741	\$516,577
Records	\$179,726	\$188,752	\$197,778	\$206,803	\$215,813	\$224,839	\$233,865	\$251,917	\$251,917	\$260,926
Vehicles	\$549,186	\$564,877	\$611,950	\$643,332	\$659,023	\$659,023	\$674,714	\$706,096	\$737,478	\$753,169
Helicopter	\$43,809	\$46,010	\$48,210	\$50,410	\$52,606	\$54,806	\$57,006	\$59,206	\$61,407	\$63,603
Subtotal Services & Programs	\$3,474,836	\$3,275,649	\$3,524,976	\$3,704,544	\$3,814,281	\$3,854,333	\$3,964,146	\$4,113,995	\$4,284,538	\$4,394,273
Building Maintenance (Sq. Ft.)	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915
Other	\$282,179	\$289,233	\$310,397	\$324,506	\$331,560	\$331,560	\$338,615	\$352,724	\$366,832	\$373,887
Total	\$8,800,647	\$8,738,294	\$9,423,875	\$9,877,112	\$10,123,683	\$10,163,735	\$10,410,382	\$10,781,886	\$11,246,698	\$11,493,266

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

Table A-1
Placer Vineyards Specific Plan - County Services Area (CSA) #1
Projected Phasing: Sheriff

Item	Timing (Building Permit)			
	12,466	12,882	13,299	13,716
Staffing				
Sworn Staff Regular				
Lieutenant	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$902,280	\$902,280	\$902,280	\$902,280
Deputy II-Investigation	\$269,860	\$269,860	\$269,860	\$404,790
Deputies-Patrol	\$3,633,840	\$3,763,620	\$3,893,400	\$4,023,180
Deputies-Traffic	\$389,340	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	\$519,120	\$519,120	\$519,120	\$519,120
Non-Sworn Staff				
Administrative Secretary	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$281,576	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$311,060	\$311,060	\$311,060	\$311,060
Subtotal Staffing	\$6,668,972	\$6,798,752	\$6,928,532	\$7,193,242
Services & Programs				
Sheriff Patrol OT/EH/Ret S/L	\$512,940	\$525,764	\$538,587	\$564,234
Comm Srv OT/EH/Ret S/L	\$30,006	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	\$435,163	\$445,053	\$454,943	\$474,723
Patrol Services/Supplies	\$641,319	\$657,352	\$673,385	\$705,451
Comm Services/Supplies	\$90,574	\$90,574	\$90,574	\$90,574
Administrative Overhead	\$827,292	\$842,612	\$857,932	\$888,573
Special Teams Program	\$74,790	\$77,291	\$79,792	\$82,293
Evidence Unit Program	\$252,939	\$261,396	\$269,854	\$278,311
Communications & Dispatch Services	\$534,447	\$552,317	\$570,186	\$588,057
Records	\$269,952	\$278,978	\$288,004	\$297,030
Vehicles	\$768,860	\$784,551	\$800,242	\$831,624
Helicopter	\$65,803	\$68,003	\$70,203	\$72,404
Subtotal Services & Programs	\$4,504,085	\$4,613,896	\$4,723,709	\$4,903,280
Building Maintenance (Sq. Ft.)	\$185,915	\$185,915	\$185,915	\$185,915
Other	\$380,941	\$387,996	\$395,050	\$409,159
Total	\$11,739,913	\$11,986,559	\$12,233,206	\$12,691,596

"sheriff_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007).

APPENDIX B

PVSP ANNUAL CASH FLOW SENSITIVITY ANALYSIS

Table B-1	Shortfall Analysis: Alternative Residential Development Scenarios.....	B-1
Table B-2	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #1	B-2
Table B-3	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #2	B-3
Table B-4	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #3	B-4

Table B-1
Placer Vineyards Specific Plan - Urban Services Plan
Shortfall Analysis: Alternative Residential Development Scenarios

Year	Scenario #1		Scenario #2		Scenario #3	
	Annual	Cum.	Annual	Cum.	Annual	Cum.
2008/09	350	350	350	350	350	350
2009/10	350	700	350	700	350	700
2010/11	350	1,050	350	1,050	350	1,050
2011/12	350	1,400	350	1,400	350	1,400
2012/13	350	1,750	350	1,750	350	1,750
2013/14	350	2,100	350	2,100	350	2,100
2014/15	500	2,600	350	2,450	350	2,450
2015/16	500	3,100	350	2,800	350	2,800
2016/17	500	3,600	500	3,300	350	3,150
2017/18	500	4,100	500	3,800	350	3,500
2018/19	500	4,600	500	4,300	350	3,850
2019/20	500	5,100	500	4,800	350	4,200
2020/21	437	5,537	350	5,150	350	4,550
2021/22	437	5,974	350	5,500	350	4,900
2022/23	437	6,411	350	5,850	350	5,250
2023/24	437	6,848	350	6,200	350	5,600
2024/25	437	7,285	350	6,550	350	5,950
2025/26	417	7,702	350	6,900	350	6,300
2026/27	417	8,119	500	7,400	350	6,650
2027/28	417	8,536	500	7,900	350	7,000
2028/29	417	8,953	500	8,400	350	7,350
2029/30	417	9,370	500	8,900	350	7,700
2030/31	450	9,820	350	9,250	350	8,050
2031/32	450	10,270	350	9,600	350	8,400
2032/33	450	10,720	350	9,950	350	8,750
2033/34	450	11,170	350	10,300	350	9,100
2034/35	450	11,620	350	10,650	350	9,450
2035/36	450	12,070	350	11,000	350	9,800
2036/37	450	12,520	350	11,350	350	10,150
2037/38	200	12,720	370	11,720	350	10,500
2038/39	0	12,720	500	12,220	350	10,850
2039/40	0	12,720	500	12,720	350	11,200

"altsc_unit_summary"

Source: Goodwin Consulting Group (October 28, 2006).

Table B-2
Placer Vineyards Specific Plan - Urban Services Plan
Shortfall Analysis: Development Impact Fee Cash Flow

County Development
Scenario #1

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
	a	b	c	d	e	f = d + e	g	h = f + g	i = \$3,600 per unit	j = c + h + i	k
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693	\$0
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197	\$0
2010/11	350	1,050	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,260,000	\$229,111	\$0
2011/12	350	1,400	\$229,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,260,000	\$692,990	\$0
2012/13	350	1,750	\$692,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,260,000	\$1,454,616	\$0
2013/14	350	2,100	\$1,454,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,260,000	\$2,372,763	\$0
2014/15	500	2,600	\$2,372,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,800,000	\$3,966,888	\$0
2015/16	500	3,100	\$3,966,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,800,000	\$5,878,273	\$0
2016/17	500	3,600	\$5,878,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,800,000	\$7,662,092	\$0
2017/18	500	4,100	\$7,662,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,800,000	\$9,329,430	\$0
2018/19	500	4,600	\$9,329,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,800,000	\$10,002,601	\$0
2019/20	500	5,100	\$10,002,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,800,000	\$11,105,783	\$0
2020/21	437	5,537	\$11,105,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,573,200	\$12,312,127	\$0
2021/22	437	5,974	\$12,312,127	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,573,200	\$13,692,191	\$0
2022/23	437	6,411	\$13,692,191	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,573,200	\$13,533,018	\$0
2023/24	437	6,848	\$13,533,018	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,573,200	\$13,770,634	\$0
2024/25	437	7,285	\$13,770,634	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,573,200	\$14,372,522	\$0
2025/26	417	7,702	\$14,372,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,501,200	\$14,557,370	\$0
2026/27	417	8,119	\$14,557,370	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,501,200	\$15,324,616	\$0
2027/28	417	8,536	\$15,324,616	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,501,200	\$16,060,329	\$0
2028/29	417	8,953	\$16,060,329	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,501,200	\$17,012,764	\$0
2029/30	417	9,370	\$17,012,764	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,501,200	\$18,350,272	\$0
2030/31	450	9,820	\$18,350,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,620,000	\$19,693,903	\$0
2031/32	450	10,270	\$19,693,903	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,620,000	\$21,422,546	\$0
2032/33	450	10,720	\$21,422,546	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,620,000	\$23,434,492	\$0
2033/34	450	11,170	\$23,434,492	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,620,000	\$25,310,094	\$0
2034/35	450	11,620	\$25,310,094	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,620,000	\$27,570,770	\$0
2035/36	450	12,070	\$27,570,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,620,000	\$30,216,431	\$0
2036/37	450	12,520	\$30,216,431	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,620,000	\$33,247,076	\$0
2037/38	200	12,720	\$33,247,076	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$720,000	\$35,762,704	\$0
2038/39	0	12,720	\$35,762,704	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$0	\$37,766,729	\$0
2039/40	0	12,720	\$37,766,729	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$0	\$39,479,929	\$0

"dev_fee_cf_alts1"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

Table B-3
Placer Vineyards Specific Plan
Shortfall Analysis: Development Impact Fee Cash Flow

County Development
Scenario #2

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
	a	b	c	d	e	f = d + e	g	h = f + g	i = \$3,600 per unit	j = c + h + i	k
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693	\$0
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197	\$0
2010/11	350	1,050	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,260,000	\$229,111	\$0
2011/12	350	1,400	\$229,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,260,000	\$692,990	\$0
2012/13	350	1,750	\$692,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,260,000	\$1,454,616	\$0
2013/14	350	2,100	\$1,454,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,260,000	\$2,372,763	\$0
2014/15	350	2,450	\$2,372,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,260,000	\$3,426,888	\$0
2015/16	350	2,800	\$3,426,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,260,000	\$4,798,273	\$0
2016/17	500	3,300	\$4,798,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,800,000	\$6,582,092	\$0
2017/18	500	3,800	\$6,582,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,800,000	\$8,249,430	\$0
2018/19	500	4,300	\$8,249,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,800,000	\$8,922,601	\$0
2019/20	500	4,800	\$8,922,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,800,000	\$10,025,783	\$0
2020/21	350	5,150	\$10,025,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,260,000	\$10,918,927	\$0
2021/22	350	5,500	\$10,918,927	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,260,000	\$11,985,791	\$0
2022/23	350	5,850	\$11,985,791	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,260,000	\$11,513,418	\$0
2023/24	350	6,200	\$11,513,418	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,260,000	\$11,437,834	\$0
2024/25	350	6,550	\$11,437,834	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,260,000	\$11,726,522	\$0
2025/26	350	6,900	\$11,726,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,260,000	\$11,670,170	\$0
2026/27	500	7,400	\$11,670,170	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,800,000	\$12,736,216	\$0
2027/28	500	7,900	\$12,736,216	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,800,000	\$13,770,729	\$0
2028/29	500	8,400	\$13,770,729	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,800,000	\$15,021,964	\$0
2029/30	500	8,900	\$15,021,964	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,800,000	\$16,658,272	\$0
2030/31	350	9,250	\$16,658,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,260,000	\$17,641,903	\$0
2031/32	350	9,600	\$17,641,903	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,260,000	\$19,010,546	\$0
2032/33	350	9,950	\$19,010,546	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,260,000	\$20,662,492	\$0
2033/34	350	10,300	\$20,662,492	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,260,000	\$22,178,094	\$0
2034/35	350	10,650	\$22,178,094	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,260,000	\$24,078,770	\$0
2035/36	350	11,000	\$24,078,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,260,000	\$26,364,431	\$0
2036/37	350	11,350	\$26,364,431	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,260,000	\$29,035,076	\$0
2037/38	370	11,720	\$29,035,076	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$1,332,000	\$32,162,704	\$0
2038/39	500	12,220	\$32,162,704	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$1,800,000	\$35,966,729	\$0
2039/40	500	12,720	\$35,966,729	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$1,800,000	\$39,479,929	\$0

"dev_fee_cf_altsc2"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

Table B-4
Placer Vineyards Specific Plan
Shortfall Analysis: Development Impact Fee Cash Flow

County Development
Scenario #3

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Surplus/ (Shortfall) Funding Subtotal [2]	Shortfall Funding [2]
				Gross Annual Costs	Offsetting Revenues	Total					
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f = d + e</i>	<i>g</i>	<i>h = f + g</i>	<i>i = \$3,600 per unit</i>	<i>j = c + h + i</i>	<i>k</i>
2008/09	350	350	\$0	(\$3,493,839)	\$1,569,967	(\$1,923,872)	\$852,564	(\$1,071,307)	\$1,260,000	\$188,693	\$0
2009/10	350	700	\$188,693	(\$5,743,207)	\$2,663,584	(\$3,079,624)	\$1,705,128	(\$1,374,495)	\$1,260,000	\$74,197	\$0
2010/11	350	1,050	\$74,197	(\$7,976,377)	\$3,948,616	(\$4,027,761)	\$2,922,675	(\$1,105,087)	\$1,260,000	\$229,111	\$0
2011/12	350	1,400	\$229,111	(\$9,932,198)	\$4,995,856	(\$4,936,342)	\$4,140,221	(\$796,121)	\$1,260,000	\$692,990	\$0
2012/13	350	1,750	\$692,990	(\$11,915,098)	\$6,058,957	(\$5,856,141)	\$5,357,767	(\$498,374)	\$1,260,000	\$1,454,616	\$0
2013/14	350	2,100	\$1,454,616	(\$14,313,382)	\$7,396,216	(\$6,917,167)	\$6,575,313	(\$341,853)	\$1,260,000	\$2,372,763	\$0
2014/15	350	2,450	\$2,372,763	(\$16,526,383)	\$8,527,648	(\$7,998,735)	\$7,792,860	(\$205,875)	\$1,260,000	\$3,426,888	\$0
2015/16	350	2,800	\$3,426,888	(\$18,472,021)	\$9,573,001	(\$8,899,021)	\$9,010,406	\$111,385	\$1,260,000	\$4,798,273	\$0
2016/17	350	3,150	\$4,798,273	(\$20,896,664)	\$10,652,531	(\$10,244,133)	\$10,227,952	(\$16,181)	\$1,260,000	\$6,042,092	\$0
2017/18	350	3,500	\$6,042,092	(\$23,370,628)	\$11,792,468	(\$11,578,161)	\$11,445,498	(\$132,662)	\$1,260,000	\$7,169,430	\$0
2018/19	350	3,850	\$7,169,430	(\$28,733,100)	\$14,943,227	(\$13,789,873)	\$12,663,044	(\$1,126,829)	\$1,260,000	\$7,302,601	\$0
2019/20	350	4,200	\$7,302,601	(\$30,540,328)	\$15,962,920	(\$14,577,409)	\$13,880,591	(\$696,818)	\$1,260,000	\$7,865,783	\$0
2020/21	350	4,550	\$7,865,783	(\$32,165,117)	\$16,853,478	(\$15,311,638)	\$14,944,783	(\$366,856)	\$1,260,000	\$8,758,927	\$0
2021/22	350	4,900	\$8,758,927	(\$33,985,838)	\$17,783,726	(\$16,202,112)	\$16,008,975	(\$193,137)	\$1,260,000	\$9,825,791	\$0
2022/23	350	5,250	\$9,825,791	(\$39,416,431)	\$20,610,891	(\$18,805,540)	\$17,073,167	(\$1,732,373)	\$1,260,000	\$9,353,418	\$0
2023/24	350	5,600	\$9,353,418	(\$40,963,315)	\$21,490,371	(\$19,472,944)	\$18,137,360	(\$1,335,584)	\$1,260,000	\$9,277,834	\$0
2024/25	350	5,950	\$9,277,834	(\$42,552,788)	\$22,382,075	(\$20,170,713)	\$19,199,401	(\$971,312)	\$1,260,000	\$9,566,522	\$0
2025/26	350	6,300	\$9,566,522	(\$44,858,909)	\$23,327,915	(\$21,530,994)	\$20,214,642	(\$1,316,352)	\$1,260,000	\$9,510,170	\$0
2026/27	350	6,650	\$9,510,170	(\$46,076,698)	\$24,112,860	(\$21,963,838)	\$21,229,883	(\$733,954)	\$1,260,000	\$10,036,216	\$0
2027/28	350	7,000	\$10,036,216	(\$48,047,079)	\$25,036,468	(\$23,010,611)	\$22,245,124	(\$765,487)	\$1,260,000	\$10,530,729	\$0
2028/29	350	7,350	\$10,530,729	(\$49,726,131)	\$25,917,000	(\$23,809,131)	\$23,260,365	(\$548,765)	\$1,260,000	\$11,241,964	\$0
2029/30	350	7,700	\$11,241,964	(\$51,198,517)	\$26,759,218	(\$24,439,298)	\$24,275,606	(\$163,692)	\$1,260,000	\$12,338,272	\$0
2030/31	350	8,050	\$12,338,272	(\$53,436,144)	\$27,868,929	(\$25,567,216)	\$25,290,848	(\$276,368)	\$1,260,000	\$13,321,903	\$0
2031/32	350	8,400	\$13,321,903	(\$54,908,606)	\$28,711,160	(\$26,197,446)	\$26,306,089	\$108,643	\$1,260,000	\$14,690,546	\$0
2032/33	350	8,750	\$14,690,546	(\$56,505,925)	\$29,576,540	(\$26,929,385)	\$27,321,330	\$391,945	\$1,260,000	\$16,342,492	\$0
2033/34	350	9,100	\$16,342,492	(\$58,540,188)	\$30,459,218	(\$28,080,969)	\$28,336,571	\$255,602	\$1,260,000	\$17,858,094	\$0
2034/35	350	9,450	\$17,858,094	(\$60,012,571)	\$31,301,436	(\$28,711,135)	\$29,351,812	\$640,677	\$1,260,000	\$19,758,770	\$0
2035/36	350	9,800	\$19,758,770	(\$61,485,006)	\$32,143,642	(\$29,341,365)	\$30,367,025	\$1,025,660	\$1,260,000	\$22,044,431	\$0
2036/37	350	10,150	\$22,044,431	(\$62,957,441)	\$32,985,847	(\$29,971,593)	\$31,382,238	\$1,410,645	\$1,260,000	\$24,715,076	\$0
2037/38	350	10,500	\$24,715,076	(\$64,429,876)	\$33,828,053	(\$30,601,823)	\$32,397,451	\$1,795,628	\$1,260,000	\$27,770,704	\$0
2038/39	350	10,850	\$27,770,704	(\$66,109,931)	\$34,705,973	(\$31,403,958)	\$33,407,984	\$2,004,026	\$1,260,000	\$31,034,729	\$0
2039/40 [2]	350	11,200	\$31,034,729	(\$66,454,771)	\$34,743,080	(\$31,711,691)	\$33,424,890	\$1,713,199	\$1,260,000	\$34,007,929	\$0

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[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

[2] Cash flow stops in 2040, as consistent with other runs. Additional units through 12,720 will not adversely affect the cash flow because the annual revenues will continue to exceed annual costs.

APPENDIX C

SUPPORTING INFORMATION FOR TRAILS, PARKS, PARKS MAINTENANCE, STAFFING, AND PROGRAMMING

Table C-1	Summary of Trails and Parks Costs and Revenues	C-1
Table C-2	Project Annual/Cumulative Units and Population	C-2
Table C-3	Annual Costs at Buildout: Trails and Parks Maintenance	C-3
Table C-4	Estimated Trails and Parks Maintenance Costs	C-4
Table C-5	Estimated Community Park Corporation Yard Costs	C-5
Table C-6	Summary of Recreation Services Costs and Revenues	C-6
Table C-7	Annual Costs at Buildout: Recreation Services Cost (2 pages)	C-7
Table C-8	Community Park and Regional Recreation Facilities Costs	C-9
Table C-9	Regional Recreation Services Staffing Detail	C-10
Table C-10	Recreation Supervision Costs	C-11
Table C-11	General Programming and Recreation Programming Costs	C-12
Table C-12	Summary of Recreation Services Costs and Revenues	C-13

Table C-1
Placer Vineyards Specific Plan - Parks Cash Flow
Summary of Trails and Parks Costs & Revenues (2006\$)

Year	Cumulative Units	Gross Costs			Offsetting Revenues	Total Cost (2006\$)	Annual Tax Revenues	Annual Surplus/(Shortfall)
		Trails	Parks	Parks Corp. Yards				
					0%		\$219 per Unit	
2008/09	350	\$11,290	\$39,229	\$0	\$0	\$50,518	\$76,650	\$26,132
2009/10	700	\$22,579	\$347,081	\$6,180	\$0	\$375,840	\$153,300	(\$222,540)
2010/11	1,200	\$38,707	\$403,122	\$6,180	\$0	\$448,009	\$262,800	(\$185,209)
2011/12	1,700	\$54,835	\$459,163	\$6,180	\$0	\$520,178	\$372,300	(\$147,878)
2012/13	2,200	\$70,964	\$515,204	\$6,180	\$0	\$592,347	\$481,800	(\$110,547)
2013/14	2,700	\$87,092	\$571,244	\$6,180	\$0	\$664,516	\$591,300	(\$73,216)
2014/15	3,200	\$103,220	\$627,285	\$6,180	\$0	\$736,685	\$700,800	(\$35,885)
2015/16	3,700	\$119,348	\$683,326	\$6,180	\$0	\$808,854	\$810,300	\$1,446
2016/17	4,200	\$158,910	\$900,541	\$6,180	\$0	\$1,065,632	\$919,800	(\$145,832)
2017/18	4,700	\$175,039	\$956,582	\$6,180	\$0	\$1,137,801	\$1,029,300	(\$108,501)
2018/19	5,200	\$191,167	\$1,012,623	\$6,180	\$0	\$1,209,970	\$1,138,800	(\$71,170)
2019/20	5,700	\$207,295	\$1,068,664	\$6,180	\$0	\$1,282,139	\$1,248,300	(\$33,839)
2020/21	6,137	\$221,391	\$1,117,644	\$6,180	\$0	\$1,345,214	\$1,344,003	(\$1,211)
2021/22	6,574	\$235,487	\$1,166,623	\$6,180	\$0	\$1,408,290	\$1,439,706	\$31,416
2022/23	7,011	\$249,583	\$1,329,768	\$6,180	\$0	\$1,585,531	\$1,535,409	(\$50,122)
2023/24	7,448	\$263,678	\$1,378,748	\$6,180	\$0	\$1,648,606	\$1,631,112	(\$17,494)
2024/25	7,885	\$277,774	\$1,427,727	\$6,180	\$0	\$1,711,682	\$1,726,815	\$15,133
2025/26	8,302	\$291,225	\$1,743,090	\$12,360	\$0	\$2,046,675	\$1,818,138	(\$228,537)
2026/27	8,719	\$304,676	\$1,789,828	\$12,360	\$0	\$2,106,864	\$1,909,461	(\$197,403)
2027/28	9,136	\$318,127	\$1,836,566	\$12,360	\$0	\$2,167,053	\$2,000,784	(\$166,269)
2028/29	9,553	\$331,578	\$1,883,304	\$12,360	\$0	\$2,227,241	\$2,092,107	(\$135,134)
2029/30	9,970	\$345,029	\$1,930,042	\$12,360	\$0	\$2,287,430	\$2,183,430	(\$104,000)
2030/31	10,387	\$358,479	\$1,976,780	\$12,360	\$0	\$2,347,619	\$2,274,753	(\$72,866)
2031/32	10,804	\$371,930	\$2,023,518	\$12,360	\$0	\$2,407,808	\$2,366,076	(\$41,732)
2032/33	11,221	\$385,381	\$2,070,256	\$12,360	\$0	\$2,467,997	\$2,457,399	(\$10,598)
2033/34	11,638	\$398,832	\$2,291,600	\$12,360	\$0	\$2,702,791	\$2,548,722	(\$154,069)
2034/35	12,055	\$412,283	\$2,338,338	\$12,360	\$0	\$2,762,980	\$2,640,045	(\$122,935)
2035/36	12,472	\$425,733	\$2,385,076	\$12,360	\$0	\$2,823,169	\$2,731,368	(\$91,801)
2036/37	12,889	\$439,184	\$2,431,814	\$12,360	\$0	\$2,883,358	\$2,822,691	(\$60,667)
2037/38	13,306	\$452,635	\$2,478,552	\$12,360	\$0	\$2,943,547	\$2,914,014	(\$29,533)
2038/39	13,721	\$466,021	\$2,525,066	\$12,360	\$0	\$3,003,447	\$3,004,899	\$1,452
2039/40	13,721	\$466,021	\$2,525,066	\$12,360	\$0	\$3,003,447	\$3,004,899	\$1,452

"pk_trail_cy_sum"

Table C-2
Placer Vineyards Specific Plan - Parks Cash Flow
Project Annual/Cumulative Units and Population

Year	Annual Units [1]	Cum. Units [1]	Annual Population	Cum. Population
2008/09	350	350	812	812
2009/10	350	700	812	1,623
2010/11	500	1,200	1,159	2,782
2011/12	500	1,700	1,159	3,942
2012/13	500	2,200	1,159	5,101
2013/14	500	2,700	1,159	6,261
2014/15	500	3,200	1,159	7,420
2015/16	500	3,700	1,159	8,579
2016/17	500	4,200	1,159	9,739
2017/18	500	4,700	1,159	10,898
2018/19	500	5,200	1,159	12,057
2019/20	500	5,700	1,159	13,217
2020/21	437	6,137	1,013	14,230
2021/22	437	6,574	1,013	15,243
2022/23	437	7,011	1,013	16,257
2023/24	437	7,448	1,013	17,270
2024/25	437	7,885	1,013	18,283
2025/26	417	8,302	967	19,250
2026/27	417	8,719	967	20,217
2027/28	417	9,136	967	21,184
2028/29	417	9,553	967	22,151
2029/30	417	9,970	967	23,118
2030/31	417	10,387	967	24,085
2031/32	417	10,804	967	25,052
2032/33	417	11,221	967	26,019
2033/34	417	11,638	967	26,985
2034/35	417	12,055	967	27,952
2035/36	417	12,472	967	28,919
2036/37	417	12,889	967	29,886
2037/38	417	13,306	967	30,853
2038/39	415	13,721	962	31,815
2039/40	0	13,721	0	31,815
Total	13,721		31,815	

"absorb"

[1] Excludes 411 SPA units. Units subtracted from the end of the development schedule.

Table C-3
Placer Vineyards Specific Plan - Parks Cash Flow
Annual Costs at Buildout: Trails and Parks Maintenance

Item	Units		Cost per Unit (2005\$)	Cost per Unit (2006\$)	Annual Cost at Buildout (2006\$)	Cost Trigger
	Quantity	Description				
Trails						
Trails in Private Parks, Onsite Trails (Includes Equestrian) & Offsite Trails [1]	44.76	miles	\$9,600	\$9,888	\$442,587	0.0033 miles per unit
Dry Creek Corridor [1]	2.37	miles	\$9,600	\$9,888	\$23,435	4,000 building permit
Subtotal Trails	47.13	miles			\$466,021	
Public Mini Parks (Pocket Parks) and Neighborhood Parks [2]						
Mini Parks (Pocket Parks)	39.00	acres	\$13,040	\$13,431	\$523,817	0.57 acres per 200th BP
Neighborhood Parks	75.50	acres	\$13,040	\$13,431	\$1,014,056	1.10 acres per 200th BP
Subtotal Mini Parks (Pocket Parks) and Neighborhood Parks	114.50	acres			\$1,537,872	
Local Community Parks						
Eastern Community Park Phase 1	20.00	acres	\$13,040	\$13,431	\$268,624	700 building permit
Eastern Community Park Phase 2	12.00	acres	\$13,040	\$13,431	\$161,174	4,000 building permit
Western Community Park Phase 1	20.00	acres	\$13,040	\$13,431	\$268,624	8,000 building permit
Western Community Park Phase 2	13.00	acres	\$13,040	\$13,431	\$174,606	11,500 building permit
Central Community Park Phase 1	0.00	acres	\$13,040	\$13,431	\$0	15,000 building permit
Central Community Park Phase 2	0.00	acres	\$13,040	\$13,431	\$0	20,000 building permit
Community Center Park	5.00	acres	\$13,040	\$13,431	\$67,156	7,000 building permit
Town Center Park	3.50	acres	\$13,040	\$13,431	\$47,009	7,000 building permit
Subtotal Local Community Parks	73.50	acres			\$987,193	
Subtotal Mini (Pocket), Neighborhood & Local Comm. Parks	188.00	acres			\$2,525,066	
Total Annual Trails and Parks Cost at Buildout					\$2,991,087	
Community Park Facilities						
Eastern Community Park Corporation Yard Shop	3,000	square feet	\$2.00	\$2.06	\$6,180	700 building permit
Western Community Park Corporation Yard Shop	3,000	square feet	\$2.00	\$2.06	\$6,180	8,000 building permit
Central Community Park Corporation Yard Shop	-	square feet	\$2.00	\$2.06	\$0	15,000 building permit
Total Community Park Facilities	6,000	square feet			\$12,360	
Total Annual Trails, Parks & Community Park Facilities at Buildout					\$3,003,447	
Percent Cost Reduction					0%	
Residents at Buildout					31,815	
Cost per Capita					\$94	
Total Units at Buildout					13,721	
Cost per Unit					\$219	

Source: Placer Vineyards Public Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007); Citygate Associates, LLC
Placer County: Recreation & Park Development Project, Final Report Sept. 2005; EPS: Placer Vineyards Specific Plan Public Facilities *Financing Plan*, January 2007.

"park_cost"

- [1] Cost per mile per Citygate Report (2005).
 [2] Park cost per Citygate Associates, LLC *Placer County: Recreation & Park Development Project, Final Report Sept. 2005* estimated park maintenance costs. Includes maintenance of youth (unlighted) ball fields, unlighted and lighted baseball fields, neighborhood ball fields, adult lighted softball fields, basketball courts, a fitness course, a football field, horseshoe courts, multipurpose fields, family and group picnic areas, tot and youth playgrounds, youth soccer fields, adult unlighted and lighted soccer fields, tennis courts, a volleyball court, and park restrooms. Citygate Associates, Rec & Park Dev. Project (pgs. 20-21).

Table C-4
Placer Vineyards Specific Plan - Parks Cash Flow
Estimated Trails and Parks Maintenance Costs (2006\$)

Year	Cumulative Units	Trail Miles	Trails Costs (2006\$)	Park Acres										Cum. Total	Park Maintenance Cost (2006\$)	Total Trails & Parks Maint. Cost (2006\$)
				Mini (Pocket) Parks	Neigh. Parks	Eastern Comm. Ph. 1	Eastern Comm. Ph. 2	Western Comm. Ph. 1	Western Comm. Ph. 2	Central Comm. Ph. 1 [1]	Central Comm. Ph. 2 [1]	Comm. Center Park	Town Center Green			
Cost/Trigger			\$9,888 per Mile			700	4,000	8,000	11,500	15,000	20,000	7,000	7,000		\$13,431 per Mile	
2008/09	350	1.14	\$11,290	1.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	\$39,229	\$50,518
2009/10	700	2.28	\$22,579	2.0	3.9	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.8	\$347,081	\$369,660
2010/11	1,200	3.91	\$38,707	3.4	6.6	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.0	\$403,122	\$441,829
2011/12	1,700	5.55	\$54,835	4.8	9.4	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34.2	\$459,163	\$513,998
2012/13	2,200	7.18	\$70,964	6.3	12.1	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	38.4	\$515,204	\$586,167
2013/14	2,700	8.81	\$87,092	7.7	14.9	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	42.5	\$571,244	\$658,336
2014/15	3,200	10.44	\$103,220	9.1	17.6	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	46.7	\$627,285	\$730,505
2015/16	3,700	12.07	\$119,348	10.5	20.4	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.9	\$683,326	\$802,674
2016/17	4,200	16.07	\$158,910	11.9	23.1	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	67.0	\$900,541	\$1,059,452
2017/18	4,700	17.70	\$175,039	13.4	25.9	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	71.2	\$956,582	\$1,131,621
2018/19	5,200	19.33	\$191,167	14.8	28.6	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	75.4	\$1,012,623	\$1,203,790
2019/20	5,700	20.96	\$207,295	16.2	31.4	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	79.6	\$1,068,664	\$1,275,959
2020/21	6,137	22.39	\$221,391	17.4	33.8	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	83.2	\$1,117,644	\$1,339,034
2021/22	6,574	23.82	\$235,487	18.7	36.2	20.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	86.9	\$1,166,623	\$1,402,110
2022/23	7,011	25.24	\$249,583	19.9	38.6	20.0	12.0	0.0	0.0	0.0	0.0	5.0	3.5	99.0	\$1,329,768	\$1,579,351
2023/24	7,448	26.67	\$263,678	21.2	41.0	20.0	12.0	0.0	0.0	0.0	0.0	5.0	3.5	102.7	\$1,378,748	\$1,642,426
2024/25	7,885	28.09	\$277,774	22.4	43.4	20.0	12.0	0.0	0.0	0.0	0.0	5.0	3.5	106.3	\$1,427,727	\$1,705,502
2025/26	8,302	29.45	\$291,225	23.6	45.7	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	129.8	\$1,743,090	\$2,034,315
2026/27	8,719	30.81	\$304,676	24.8	48.0	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	133.3	\$1,789,828	\$2,094,504
2027/28	9,136	32.17	\$318,127	26.0	50.3	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	136.7	\$1,836,566	\$2,154,693
2028/29	9,553	33.53	\$331,578	27.2	52.6	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	140.2	\$1,883,304	\$2,214,881
2029/30	9,970	34.89	\$345,029	28.3	54.9	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	143.7	\$1,930,042	\$2,275,070
2030/31	10,387	36.25	\$358,479	29.5	57.2	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	147.2	\$1,976,780	\$2,335,259
2031/32	10,804	37.61	\$371,930	30.7	59.4	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	150.7	\$2,023,518	\$2,395,448
2032/33	11,221	38.97	\$385,381	31.9	61.7	20.0	12.0	20.0	0.0	0.0	0.0	5.0	3.5	154.1	\$2,070,256	\$2,455,637
2033/34	11,638	40.33	\$398,832	33.1	64.0	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	170.6	\$2,291,600	\$2,690,431
2034/35	12,055	41.70	\$412,283	34.3	66.3	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	174.1	\$2,338,338	\$2,750,620
2035/36	12,472	43.06	\$425,733	35.4	68.6	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	177.6	\$2,385,076	\$2,810,809
2036/37	12,889	44.42	\$439,184	36.6	70.9	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	181.1	\$2,431,814	\$2,870,998
2037/38	13,306	45.78	\$452,635	37.8	73.2	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	184.5	\$2,478,552	\$2,931,187
2038/39	13,721	47.13	\$466,021	39.0	75.5	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	188.0	\$2,525,066	\$2,991,087
2039/40	13,721	47.13	\$466,021	39.0	75.5	20.0	12.0	20.0	13.0	0.0	0.0	5.0	3.5	188.0	\$2,525,066	\$2,991,087

[1] There is no Central Community Park in the proposed project. If Placer Vineyards Blueprint is adopted, there will be a Central Community Park.

"park_trail_cf"

Table C-5
Placer Vineyards Specific Plan - Parks Cash Flow
Estimated Community Park Corporation Yard Costs

Year	Cumulative Units	Eastern Corp. Yard Shop	Western Corp. Yard Shop	Central Corp. Yard Shop [1]	Total Corp. Yard Maint. Cost (2006\$)
<i>Cost/Trigger</i>		<i>700</i>	<i>8,000</i>	<i>15,000</i>	
2008/09	350	\$0	\$0	\$0	\$0
2009/10	700	\$6,180	\$0	\$0	\$6,180
2010/11	1,200	\$6,180	\$0	\$0	\$6,180
2011/12	1,700	\$6,180	\$0	\$0	\$6,180
2012/13	2,200	\$6,180	\$0	\$0	\$6,180
2013/14	2,700	\$6,180	\$0	\$0	\$6,180
2014/15	3,200	\$6,180	\$0	\$0	\$6,180
2015/16	3,700	\$6,180	\$0	\$0	\$6,180
2016/17	4,200	\$6,180	\$0	\$0	\$6,180
2017/18	4,700	\$6,180	\$0	\$0	\$6,180
2018/19	5,200	\$6,180	\$0	\$0	\$6,180
2019/20	5,700	\$6,180	\$0	\$0	\$6,180
2020/21	6,137	\$6,180	\$0	\$0	\$6,180
2021/22	6,574	\$6,180	\$0	\$0	\$6,180
2022/23	7,011	\$6,180	\$0	\$0	\$6,180
2023/24	7,448	\$6,180	\$0	\$0	\$6,180
2024/25	7,885	\$6,180	\$0	\$0	\$6,180
2025/26	8,302	\$6,180	\$6,180	\$0	\$12,360
2026/27	8,719	\$6,180	\$6,180	\$0	\$12,360
2027/28	9,136	\$6,180	\$6,180	\$0	\$12,360
2028/29	9,553	\$6,180	\$6,180	\$0	\$12,360
2029/30	9,970	\$6,180	\$6,180	\$0	\$12,360
2030/31	10,387	\$6,180	\$6,180	\$0	\$12,360
2031/32	10,804	\$6,180	\$6,180	\$0	\$12,360
2032/33	11,221	\$6,180	\$6,180	\$0	\$12,360
2033/34	11,638	\$6,180	\$6,180	\$0	\$12,360
2034/35	12,055	\$6,180	\$6,180	\$0	\$12,360
2035/36	12,472	\$6,180	\$6,180	\$0	\$12,360
2036/37	12,889	\$6,180	\$6,180	\$0	\$12,360
2037/38	13,306	\$6,180	\$6,180	\$0	\$12,360
2038/39	13,721	\$6,180	\$6,180	\$0	\$12,360
2039/40	13,721	\$6,180	\$6,180	\$0	\$12,360

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[1] There is no Central Community Park in the proposed project. If Placer Vineyards Blueprint is adopted, there will be a Central Community Park.

Table C-6
Placer Vineyards Specific Plan - Parks Cash Flow
Summary of Recreation Services Costs and Revenues (2006\$)

Year	Cumulative Units	Net Total Costs			Annual Assessment Revenues	Annual Surplus/(Shortfall)
		Facilities Staffing & Maint. Cost	General/Rec. Programming Costs	Total Facilities & Programming		
\$183 per Unit						
2008/09	350	\$0	\$40,098	\$40,098	\$64,050	\$23,952
2009/10	700	\$19,662	\$80,196	\$99,858	\$128,100	\$28,242
2010/11	1,200	\$19,662	\$137,478	\$157,140	\$219,600	\$62,460
2011/12	1,700	\$19,662	\$194,761	\$214,423	\$311,100	\$96,677
2012/13	2,200	\$119,428	\$252,044	\$371,472	\$402,600	\$31,128
2013/14	2,700	\$119,428	\$309,326	\$428,755	\$494,100	\$65,345
2014/15	3,200	\$119,428	\$366,609	\$486,037	\$585,600	\$99,563
2015/16	3,700	\$119,428	\$423,892	\$543,320	\$677,100	\$133,780
2016/17	4,200	\$229,473	\$481,174	\$710,647	\$768,600	\$57,953
2017/18	4,700	\$247,620	\$538,457	\$786,077	\$860,100	\$74,023
2018/19	5,200	\$247,620	\$595,740	\$843,360	\$951,600	\$108,240
2019/20	5,700	\$247,620	\$653,022	\$900,642	\$1,043,100	\$142,458
2020/21	6,137	\$265,767	\$703,088	\$968,855	\$1,123,071	\$154,216
2021/22	6,574	\$265,767	\$753,153	\$1,018,920	\$1,203,042	\$184,122
2022/23	7,011	\$403,400	\$803,218	\$1,206,618	\$1,283,013	\$76,395
2023/24	7,448	\$403,400	\$853,283	\$1,256,683	\$1,362,984	\$106,301
2024/25	7,885	\$403,400	\$903,348	\$1,306,748	\$1,442,955	\$136,207
2025/26	8,302	\$403,400	\$951,122	\$1,354,522	\$1,519,266	\$164,744
2026/27	8,719	\$457,727	\$998,895	\$1,456,622	\$1,595,577	\$138,955
2027/28	9,136	\$516,712	\$1,046,669	\$1,563,381	\$1,671,888	\$108,507
2028/29	9,553	\$516,712	\$1,094,443	\$1,611,155	\$1,748,199	\$137,044
2029/30	9,970	\$516,712	\$1,142,216	\$1,658,929	\$1,824,510	\$165,581
2030/31	10,387	\$762,486	\$1,189,990	\$1,952,477	\$1,900,821	(\$51,656)
2031/32	10,804	\$762,486	\$1,237,764	\$2,000,250	\$1,977,132	(\$23,118)
2032/33	11,221	\$762,486	\$1,285,538	\$2,048,024	\$2,053,443	\$5,419
2033/34	11,638	\$931,517	\$1,333,311	\$2,264,828	\$2,129,754	(\$135,074)
2034/35	12,055	\$931,517	\$1,381,085	\$2,312,602	\$2,206,065	(\$106,537)
2035/36	12,472	\$931,517	\$1,428,859	\$2,360,376	\$2,282,376	(\$78,000)
2036/37	12,889	\$931,517	\$1,476,633	\$2,408,149	\$2,358,687	(\$49,462)
2037/38	13,306	\$931,517	\$1,524,406	\$2,455,923	\$2,434,998	(\$20,925)
2038/39	13,721	\$931,517	\$1,571,951	\$2,503,468	\$2,510,943	\$7,475
2039/40	13,721	\$931,517	\$1,571,951	\$2,503,468	\$2,510,943	\$7,475

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Table C-7
Placer Vineyards Specific Plan - Parks Cash Flow
Annual Costs at Buildout: Recreation Services Cost (2006\$)

Item	Assumptions						Total PV Cost at Buildout (2006\$)	Cost/Revenue Trigger	
	Standard	Population Standard	Item/Facility Cost (2005\$)	Item/Facility Cost (2006\$)	Cost per Capita (2006\$)	Estimated Population			
<u>Community Park Facilities Maintenance & Staffing</u>									
Community Park Facilities									
Skate Park 1	1 park	31,815	[1]	[1]	[1]	31,815	[1]	4,000	building permit
Skate Park 2	1 park	31,815	[1]	[1]	[1]	31,815	[1]	11,500	building permit
Skate Park 3	-	31,815	[1]	[1]	[1]	31,815	[1]	20,000	building permit
Community Park Staffing									
Skate Park 1 Supervision [1]	1 park	31,815	\$65,000	\$66,950	\$2.10	31,815	\$66,950	4,000	building permit
Materials/Supplies for Skate Park 1 Supervision	35% of staffing	31,815	\$22,750	\$23,433	\$0.74	31,815	\$23,433	4,000	building permit
Subtotal Skate Park 1			\$87,750	\$90,383	\$2.84	31,815	\$90,383		
Skate Park 2 Supervision [1]	1 park	31,815	\$65,000	\$66,950	\$2.10	31,815	\$66,950	11,500	building permit
Materials/Supplies for Skate Park 2 Supervision	35% of staffing	31,815	\$22,750	\$23,433	\$0.74	31,815	\$23,433	11,500	building permit
Subtotal Skate Park 2			\$87,750	\$90,383	\$2.84	31,815	\$90,383		
Skate Park 3 Supervision [1][2]	-	31,815	\$0	\$0	\$0.00	31,815	\$0	20,000	building permit
Materials/Supplies for Skate Park 2 Supervision [2]	35% of staffing	31,815	\$0	\$0	\$0.00	31,815	\$0	20,000	building permit
Subtotal Skate Park 3 [2]			\$0	\$0	\$0.00	31,815	\$0		
Total Community Park Facilities & Staffing			\$175,500	\$180,765	\$5.68	31,815	\$180,765		
<u>Regional Recreation Facilities Maintenance & Staffing</u>									
Regional Recreation Facilities Maintenance Cost									
Aquatic Center	1 Aquatic Center	40,000	\$300,000	\$309,000	\$7.73	31,815	\$245,774	10,000	building permit
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	31,815	\$19,662	700	building permit
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	31,815	\$19,662	4,000	building permit
Gymnasium	1 Gymnasium	40,000	\$72,000	\$74,160	\$1.85	31,815	\$58,986	9,000	building permit
Community Center	1 Community Ctr.	40,000	\$168,000	\$173,040	\$4.33	31,815	\$137,633	7,000	building permit
Senior Center	1 Senior Ctr.	40,000	\$48,000	\$49,440	\$1.24	31,815	\$39,324	11,500	building permit
Youth Center	1 Youth Ctr.	40,000	\$48,000	\$49,440	\$1.24	31,815	\$39,324	11,500	building permit
Subtotal Annual Regional Rec. Facilities Maint. Cost			\$684,000	\$704,520	\$17.61	31,815	\$560,365		
Recreation Supervision Cost									
Staffing (Supervision) Cost	lump sum	60,000	\$509,634	\$524,923	\$8.75	31,815	\$278,344		See Table C-9
Administration	17% of staffing	60,000	\$86,638	\$89,237	\$1.49	31,815	\$47,318		See Table C-9
Materials and Supplies Cost	35% of staffing	60,000	\$178,372	\$183,723	\$3.06	31,815	\$97,420		See Table C-9
Subtotal Annual Recreation Supervision Cost			\$774,644	\$797,883	\$13.30	31,815	\$423,083		
Cost Recovery: 55% of Supervision Cost [3]	55%		(\$426,054)	(\$438,836)	(\$7.31)	31,815	(\$232,696)		
Total Net Annual Rec. Supervision Costs			\$348,590	\$359,047	\$5.98	31,815	\$190,387		
Total Gross Regional Rec. Facilities Maint. & Staffing					\$30.91	31,815	\$983,447		
Total Net Regional Rec. Facilities Maint. & Staffing					\$23.60	31,815	\$750,752		

Table C-7
Placer Vineyards Specific Plan - Parks Cash Flow
Annual Costs at Buildout: Recreation Services Cost (2006\$)

Item	Standard	Population Standard	Assumptions		Cost per Capita (2006\$)	Estimated Population	Total PV Cost at Buildout (2006\$)	Cost/Revenue Trigger
			Item/Facility Cost (2005\$)	Item/Facility Cost (2006\$)				
Programming								
Gross General Programming Costs			<i>Per Capita</i>	<i>Per Capita</i>				
Gross General Recreation Programming		31,815	\$35.56	\$36.63	\$36.63	31,815	\$1,165,296	
Gross General Recreation Programming - Administration	17% of staffing	31,815	\$6.05	\$6.23	\$6.23	31,815	\$198,100	
Subtotal Gross General Programming Costs			\$41.61	\$42.85	\$42.85	31,815	\$1,363,397	\$99.37 per Unit
Cost Recovery: 55% of Recreational Programming [3]	55%		(\$22.88)	(\$23.57)	(\$23.57)	31,815	(\$749,868)	(\$54.65) per Unit
Total Net General Programming Costs			\$18.72	\$19.28	\$19.28	31,815	\$613,528	\$44.71 per Unit
Gross Regional Recreation Programming Costs			<i>Per Capita</i>	<i>Per Capita</i>				
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	31,815	\$182,037	
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	31,815	\$182,037	
Gymnasium	1 Gymnasium	40,000	\$11.11	\$11.44	\$11.44	31,815	\$364,073	
Community Center	1 Community Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,815	\$364,073	
Senior Center	1 Senior Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,815	\$364,073	
Youth Center	1 Youth Ctr.	40,000	\$11.11	\$11.44	\$11.44	31,815	\$364,073	
Subtotal Gross Rec. Programming			\$55.55	\$57.22	\$57.22	31,815	\$1,820,366	
Administration	17% of pgm. cost		\$9.44	\$9.73	\$9.73	31,815	\$309,462	
Subtotal Gross Annual Rec. Programming Costs			\$64.99	\$66.94	\$66.94	31,815	\$2,129,828	\$155.22 per Unit
Cost Recovery: 55% of Recreational Programming [3]	55%		(\$35.75)	(\$36.82)	(\$36.82)	31,815	(\$1,171,405)	(\$85.37) per Unit
Total Net Regional Rec. Programming Costs			\$29.25	\$30.12	\$30.12	31,815	\$958,423	\$69.85 per Unit
Total Gross General/Recreation Programming Costs					\$109.80	31,815	\$3,493,225	\$254.59 per Unit
Total Net General/Recreation Programming Costs					\$49.41	31,815	\$1,571,951	\$114.57 per Unit
Total Gross Regional Rec. Facilities Maint., Staffing & Programming Costs					\$140.71	31,815	\$4,476,672	
Total Net Regional Rec. Facilities Maint., Staffing & Programming Costs					\$73.01	31,815	\$2,322,703	
Total Gross Community Park Facilities Maint. & Staffing							\$180,765	
Total Gross Regional Rec. Facilities Maint. & Staffing							\$983,447	
Total Gross General/Recreation Programming Costs							\$3,493,225	
Total Gross Annual Costs at Buildout (2006\$)							\$4,657,437	
Total Net Community Park Facilities Maint. & Staffing							\$180,765	
Total Net Regional Rec. Facilities Maint. & Staffing							\$750,752	
Total Net General/Recreation Programming Costs							\$1,571,951	
Total Net Annual Costs at Buildout (2006\$)							\$2,503,468	
Total Residents at Buildout							31,815	
Net Cost per Capita							\$79	
Total Units at Buildout							13,721	
Net Cost per Unit							\$183	

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Sources: Citygate, HEG, Placer Vineyards Public Services as Proposed by Placer County (Placer County Executive Office - January 2, 2007), and EPS.

[1] Skate park maintenance costs included in staffing costs.

[2] Skate Park 3 is only triggered under the Blueprint alternative.

[3] County estimates a 55-percent cost recovery rate for supervision, general programming, and recreation programming costs.

Table C-8

Placer Vineyards Specific Plan - Parks Cash Flow

Community Park and Regional Recreation Facilities Costs

Year	Cum. Units	Community Park Facilities Costs				Regional Recreation Facilities Costs								Total Community & Regional Rec. Facilities Costs
		Skate Park 1	Skate Park 2	Skate Park 3	Total	Aquatic Center	Recreation Center Ph. 1	Recreation Center Ph. 2	Gymnasium	Community Center	Senior Center	Youth Center	Total	
Cost/Trigger		4,000	11,500	20,000		10,000	700	4,000	9,000	7,000	11,500	11,500		
2008/09	350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009/10	700	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2010/11	1,200	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2011/12	1,700	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2012/13	2,200	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2013/14	2,700	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2014/15	3,200	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2015/16	3,700	\$0	\$0	\$0	\$0	\$0	\$19,662	\$0	\$0	\$0	\$0	\$0	\$19,662	\$19,662
2016/17	4,200	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2017/18	4,700	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2018/19	5,200	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2019/20	5,700	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2020/21	6,137	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2021/22	6,574	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$0	\$0	\$0	\$39,324	\$129,706
2022/23	7,011	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$137,633	\$0	\$0	\$176,957	\$267,340
2023/24	7,448	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$137,633	\$0	\$0	\$176,957	\$267,340
2024/25	7,885	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$137,633	\$0	\$0	\$176,957	\$267,340
2025/26	8,302	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$137,633	\$0	\$0	\$176,957	\$267,340
2026/27	8,719	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$0	\$137,633	\$0	\$0	\$176,957	\$267,340
2027/28	9,136	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$235,943	\$326,326
2028/29	9,553	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$235,943	\$326,326
2029/30	9,970	\$90,383	\$0	\$0	\$90,383	\$0	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$235,943	\$326,326
2030/31	10,387	\$90,383	\$0	\$0	\$90,383	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$481,717	\$572,099
2031/32	10,804	\$90,383	\$0	\$0	\$90,383	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$481,717	\$572,099
2032/33	11,221	\$90,383	\$0	\$0	\$90,383	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$0	\$0	\$481,717	\$572,099
2033/34	11,638	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2034/35	12,055	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2035/36	12,472	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2036/37	12,889	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2037/38	13,306	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2038/39	13,721	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130
2039/40	13,721	\$90,383	\$90,383	\$0	\$180,765	\$245,774	\$19,662	\$19,662	\$58,986	\$137,633	\$39,324	\$39,324	\$560,365	\$741,130

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Table C-9
Placer Vineyards Specific Plan - Parks Cash Flow
Regional Recreation Services Staffing (Supervision) Detail

Item	Population Trigger	Salary/Cost (2005\$)	Salary/Cost (2006\$)	Service Population	Per Capita Cost	Placer Vineyards Population	PV Share of Costs
Recreation Supervision							
Recreation Manager	4,000	\$121,635	\$125,284	60,000	\$2.09	31,815	\$66,433
Recreation Supervisor	4,000	\$96,845	\$99,750	60,000	\$1.66	31,815	\$52,893
Recreation Supervisor	20,000	\$96,845	\$99,750	60,000	\$1.66	31,815	\$52,893
Secretary	4,000	\$48,577	\$50,034	60,000	\$0.83	31,815	\$26,531
Secretary	10,000	\$48,577	\$50,034	60,000	\$0.83	31,815	\$26,531
Secretary	14,000	\$48,577	\$50,034	60,000	\$0.83	31,815	\$26,531
Secretary	20,000	\$48,577	\$50,034	60,000	\$0.83	31,815	\$26,531
Total		\$509,633	\$524,922		\$8.75		\$278,343
Administration	17% of staffing	\$86,638	\$89,237		\$1.49		\$47,318
Materials & Supplies	35% of staffing	\$178,372	\$183,723		\$3.06		\$97,420
Total Rec. Supervision Cost		\$774,642	\$797,881		\$13.30		\$423,082

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C-10

Table C-10
Placer Vineyards Specific Plan - Parks Cash Flow
Recreation Supervision Costs

Year	Cum. Units	Cum. Pop.	Recreation Manager	Recreation Supervisor	Recreation Supervisor	Secretary	Secretary	Secretary	Secretary	Subtotal Staffing	Admin.	Materials & Supplies	Offsetting Revenues	Total Staffing
<i>Population Trigger</i>			4,000	4,000	20,000	4,000	10,000	14,000	20,000					
<i>PV Share (2006\$) (Table C-9)</i>			\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	17% of Staffing Cost	35% of Staffing Cost	55%	
2008/09	350	812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009/10	700	1,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010/11	1,200	2,782	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011/12	1,700	3,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2012/13	2,200	5,101	\$66,433	\$52,893	\$0	\$26,531	\$0	\$0	\$0	\$145,857	\$24,796	\$51,050	(\$121,936)	\$99,766
2013/14	2,700	6,261	\$66,433	\$52,893	\$0	\$26,531	\$0	\$0	\$0	\$145,857	\$24,796	\$51,050	(\$121,936)	\$99,766
2014/15	3,200	7,420	\$66,433	\$52,893	\$0	\$26,531	\$0	\$0	\$0	\$145,857	\$24,796	\$51,050	(\$121,936)	\$99,766
2015/16	3,700	8,579	\$66,433	\$52,893	\$0	\$26,531	\$0	\$0	\$0	\$145,857	\$24,796	\$51,050	(\$121,936)	\$99,766
2016/17	4,200	9,739	\$66,433	\$52,893	\$0	\$26,531	\$0	\$0	\$0	\$145,857	\$24,796	\$51,050	(\$121,936)	\$99,766
2017/18	4,700	10,898	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$0	\$0	\$172,388	\$29,306	\$60,336	(\$144,116)	\$117,913
2018/19	5,200	12,057	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$0	\$0	\$172,388	\$29,306	\$60,336	(\$144,116)	\$117,913
2019/20	5,700	13,217	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$0	\$0	\$172,388	\$29,306	\$60,336	(\$144,116)	\$117,913
2020/21	6,137	14,230	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2021/22	6,574	15,243	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2022/23	7,011	16,257	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2023/24	7,448	17,270	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2024/25	7,885	18,283	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2025/26	8,302	19,250	\$66,433	\$52,893	\$0	\$26,531	\$26,531	\$26,531	\$0	\$198,919	\$33,816	\$69,622	(\$166,296)	\$136,061
2026/27	8,719	20,217	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2027/28	9,136	21,184	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2028/29	9,553	22,151	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2029/30	9,970	23,118	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2030/31	10,387	24,085	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2031/32	10,804	25,052	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2032/33	11,221	26,019	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2033/34	11,638	26,985	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2034/35	12,055	27,952	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2035/36	12,472	28,919	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2036/37	12,889	29,886	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2037/38	13,306	30,853	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2038/39	13,721	31,815	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387
2039/40	13,721	31,815	\$66,433	\$52,893	\$52,893	\$26,531	\$26,531	\$26,531	\$26,531	\$278,343	\$47,318	\$97,420	(\$232,695)	\$190,387

"reg_staff_cost"

C-11

Table C-11
Placer Vineyards Specific Plan - Parks Cash Flow
General Programming and Recreation Programming Costs

Year	Cumulative Units	Gross General Programming Cost	Gross Recreation Programming Cost	Total Gross General/Recreation Programming Costs
<i>Cost/Trigger</i>		<i>\$99.37 per Unit</i>	<i>\$155.22 per Unit</i>	
2008/09	350	\$34,778	\$54,328	\$89,106
2009/10	700	\$69,556	\$108,657	\$178,213
2010/11	1,200	\$119,239	\$186,269	\$305,508
2011/12	1,700	\$168,922	\$263,881	\$432,802
2012/13	2,200	\$218,605	\$341,493	\$560,097
2013/14	2,700	\$268,287	\$419,105	\$687,392
2014/15	3,200	\$317,970	\$496,717	\$814,687
2015/16	3,700	\$367,653	\$574,329	\$941,982
2016/17	4,200	\$417,336	\$651,941	\$1,069,277
2017/18	4,700	\$467,019	\$729,553	\$1,196,571
2018/19	5,200	\$516,702	\$807,165	\$1,323,866
2019/20	5,700	\$566,384	\$884,777	\$1,451,161
2020/21	6,137	\$609,807	\$952,609	\$1,562,417
2021/22	6,574	\$653,230	\$1,020,442	\$1,673,672
2022/23	7,011	\$696,653	\$1,088,275	\$1,784,928
2023/24	7,448	\$740,076	\$1,156,108	\$1,896,184
2024/25	7,885	\$783,498	\$1,223,941	\$2,007,439
2025/26	8,302	\$824,934	\$1,288,669	\$2,113,603
2026/27	8,719	\$866,369	\$1,353,398	\$2,219,767
2027/28	9,136	\$907,805	\$1,418,126	\$2,325,931
2028/29	9,553	\$949,240	\$1,482,855	\$2,432,095
2029/30	9,970	\$990,676	\$1,547,583	\$2,538,259
2030/31	10,387	\$1,032,111	\$1,612,311	\$2,644,423
2031/32	10,804	\$1,073,547	\$1,677,040	\$2,750,587
2032/33	11,221	\$1,114,982	\$1,741,768	\$2,856,751
2033/34	11,638	\$1,156,418	\$1,806,497	\$2,962,914
2034/35	12,055	\$1,197,853	\$1,871,225	\$3,069,078
2035/36	12,472	\$1,239,289	\$1,935,953	\$3,175,242
2036/37	12,889	\$1,280,724	\$2,000,682	\$3,281,406
2037/38	13,306	\$1,322,160	\$2,065,410	\$3,387,570
2038/39	13,721	\$1,363,397	\$2,129,828	\$3,493,225
2039/40	13,721	\$1,363,397	\$2,129,828	\$3,493,225

"local_srv_cost"

Table C-12
Placer Vineyards Specific Plan - Parks Cash Flow
Summary of Recreation Services Costs & Revenues

Year	Cumulative Units	Net	Net	Net	Subtotal Net Facilities & Staffing	General Programming			Recreation Programming			Net Total General/Rec. Programming Costs	Net Total Recreation Services Costs
		Skate Park Facilities & Staffing	Regional Rec. Facilities Maint. Cost	Recreation Supervision Cost		Gen. Pgm. Cost	Offsetting Revenues	Net General Pgm. Cost	Rec. Pgm. Cost	Offsetting Revenues	Net Rec. Pgm. Cost		
		55% of Gen. Pgm.						55% of Rec. Pgm.					
2008/09	350	\$0	\$0	\$0	\$0	\$34,778	(\$19,128)	\$15,650	\$54,328	(\$29,881)	\$24,448	\$40,098	\$40,098
2009/10	700	\$0	\$19,662	\$0	\$19,662	\$69,556	(\$38,256)	\$31,300	\$108,657	(\$59,761)	\$48,896	\$80,196	\$99,858
2010/11	1,200	\$0	\$19,662	\$0	\$19,662	\$119,239	(\$65,581)	\$53,657	\$186,269	(\$102,448)	\$83,821	\$137,478	\$157,140
2011/12	1,700	\$0	\$19,662	\$0	\$19,662	\$168,922	(\$92,907)	\$76,015	\$263,881	(\$145,134)	\$118,746	\$194,761	\$214,423
2012/13	2,200	\$0	\$19,662	\$99,766	\$119,428	\$218,605	(\$120,232)	\$98,372	\$341,493	(\$187,821)	\$153,672	\$252,044	\$371,472
2013/14	2,700	\$0	\$19,662	\$99,766	\$119,428	\$268,287	(\$147,558)	\$120,729	\$419,105	(\$230,508)	\$188,597	\$309,326	\$428,755
2014/15	3,200	\$0	\$19,662	\$99,766	\$119,428	\$317,970	(\$174,884)	\$143,087	\$496,717	(\$273,194)	\$223,523	\$366,609	\$486,037
2015/16	3,700	\$0	\$19,662	\$99,766	\$119,428	\$367,653	(\$202,209)	\$165,444	\$574,329	(\$315,881)	\$258,448	\$423,892	\$543,320
2016/17	4,200	\$90,383	\$39,324	\$99,766	\$229,473	\$417,336	(\$229,535)	\$187,801	\$651,941	(\$358,567)	\$293,373	\$481,174	\$710,647
2017/18	4,700	\$90,383	\$39,324	\$117,913	\$247,620	\$467,019	(\$256,860)	\$210,158	\$729,553	(\$401,254)	\$328,299	\$538,457	\$786,077
2018/19	5,200	\$90,383	\$39,324	\$117,913	\$247,620	\$516,702	(\$284,186)	\$232,516	\$807,165	(\$443,941)	\$363,224	\$595,740	\$843,360
2019/20	5,700	\$90,383	\$39,324	\$117,913	\$247,620	\$566,384	(\$311,511)	\$254,873	\$884,777	(\$486,627)	\$398,149	\$653,022	\$900,642
2020/21	6,137	\$90,383	\$39,324	\$136,061	\$265,767	\$609,807	(\$335,394)	\$274,413	\$952,609	(\$523,935)	\$428,674	\$703,088	\$968,855
2021/22	6,574	\$90,383	\$39,324	\$136,061	\$265,767	\$653,230	(\$359,277)	\$293,954	\$1,020,442	(\$561,243)	\$459,199	\$753,153	\$1,018,920
2022/23	7,011	\$90,383	\$176,957	\$136,061	\$403,400	\$696,653	(\$383,159)	\$313,494	\$1,088,275	(\$598,551)	\$489,724	\$803,218	\$1,206,618
2023/24	7,448	\$90,383	\$176,957	\$136,061	\$403,400	\$740,076	(\$407,042)	\$333,034	\$1,156,108	(\$635,859)	\$520,249	\$853,283	\$1,256,683
2024/25	7,885	\$90,383	\$176,957	\$136,061	\$403,400	\$783,498	(\$430,924)	\$352,574	\$1,223,941	(\$673,168)	\$550,773	\$903,348	\$1,306,748
2025/26	8,302	\$90,383	\$176,957	\$136,061	\$403,400	\$824,934	(\$453,714)	\$371,220	\$1,288,669	(\$708,768)	\$579,901	\$951,122	\$1,354,522
2026/27	8,719	\$90,383	\$176,957	\$190,387	\$457,727	\$866,369	(\$476,503)	\$389,866	\$1,353,398	(\$744,369)	\$609,029	\$998,895	\$1,456,622
2027/28	9,136	\$90,383	\$235,943	\$190,387	\$516,712	\$907,805	(\$499,293)	\$408,512	\$1,418,126	(\$779,969)	\$638,157	\$1,046,669	\$1,563,381
2028/29	9,553	\$90,383	\$235,943	\$190,387	\$516,712	\$949,240	(\$522,082)	\$427,158	\$1,482,855	(\$815,570)	\$667,285	\$1,094,443	\$1,611,155
2029/30	9,970	\$90,383	\$235,943	\$190,387	\$516,712	\$990,676	(\$544,872)	\$445,804	\$1,547,583	(\$851,171)	\$696,412	\$1,142,216	\$1,658,929
2030/31	10,387	\$90,383	\$481,717	\$190,387	\$762,486	\$1,032,111	(\$567,661)	\$464,450	\$1,612,311	(\$886,771)	\$725,540	\$1,189,990	\$1,952,477
2031/32	10,804	\$90,383	\$481,717	\$190,387	\$762,486	\$1,073,547	(\$590,451)	\$483,096	\$1,677,040	(\$922,372)	\$754,668	\$1,237,764	\$2,000,250
2032/33	11,221	\$90,383	\$481,717	\$190,387	\$762,486	\$1,114,982	(\$613,240)	\$501,742	\$1,741,768	(\$957,972)	\$783,796	\$1,285,538	\$2,048,024
2033/34	11,638	\$180,765	\$560,365	\$190,387	\$931,517	\$1,156,418	(\$636,030)	\$520,388	\$1,806,497	(\$993,573)	\$812,923	\$1,333,311	\$2,264,828
2034/35	12,055	\$180,765	\$560,365	\$190,387	\$931,517	\$1,197,853	(\$658,819)	\$539,034	\$1,871,225	(\$1,029,174)	\$842,051	\$1,381,085	\$2,312,602
2035/36	12,472	\$180,765	\$560,365	\$190,387	\$931,517	\$1,239,289	(\$681,609)	\$557,680	\$1,935,953	(\$1,064,774)	\$871,179	\$1,428,859	\$2,360,376
2036/37	12,889	\$180,765	\$560,365	\$190,387	\$931,517	\$1,280,724	(\$704,398)	\$576,326	\$2,000,682	(\$1,100,375)	\$900,307	\$1,476,633	\$2,408,149
2037/38	13,306	\$180,765	\$560,365	\$190,387	\$931,517	\$1,322,160	(\$727,188)	\$594,972	\$2,065,410	(\$1,135,976)	\$929,435	\$1,524,406	\$2,455,923
2038/39	13,721	\$180,765	\$560,365	\$190,387	\$931,517	\$1,363,397	(\$749,868)	\$613,528	\$2,129,828	(\$1,171,405)	\$958,423	\$1,571,951	\$2,503,468
2039/40	13,721	\$180,765	\$560,365	\$190,387	\$931,517	\$1,363,397	(\$749,868)	\$613,528	\$2,129,828	(\$1,171,405)	\$958,423	\$1,571,951	\$2,503,468

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